RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911633

WARRANTY DEED

Karen Johnson Davidson County
Batch# 219443 DEEDWARR
04/18/2019 09:22:18 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190418-0035738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE M. WARREN NOTARY PUBLIC STATE OF TENNESSEE OF RUTHERFORD EXP. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noha Samy 161 Took Drive Antioch, TN 37013	Same address as new owner	163-02-0-B-031.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 Dollars ($270,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TIMOTHY A. BURNS AND WIFE, YARCHEKA BURNS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **NOHA SAMY, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 70 on the Plan of the First Amendment, Berkeley Hall, Phase Five, Section One of Hickory Highlands, P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Yarcheka Marable, unmarried, by Warranty Deed from Southern Home Builders, LLC, dated 10/31/2006, recorded 11/6/2006, of record in Instrument No. 20061106-0137870, in the Register's Office for Davidson County, Tennessee. Yarcheka Marable is now married to Timothy A. Burns and known as Yarcheka Burns. The said Timothy A. Burns hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 161 Took Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal

description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of March, 2019.

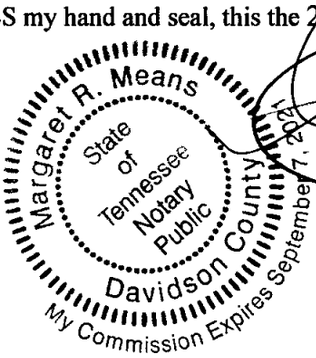
TIMOTHY A. BURNS

YARCHEKA BURNS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Timothy A. Burns and wife, Yarcheka Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of March, 2019.



Notary Public

Printed Notary Name

My commission expires: _____