Name and Address of New Owner:
Awny Andrawes and Hanna Andrawes
5568 Dory Drive
Antioch, TN 37013

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 223440 DEEDWARR
04/29/2019 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190429-0039309

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 151-09-0B-191.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Antonio Lugo and Leisla Lugo, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Awny Andrawes and Hanna Andrawes, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, BEING LOT 125 ON THE PLAN OF LAKESIDE COVE AT PERCY PRIEST, PHASE 4, of record in instrument No. 20070607-0068360, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Antonio Lugo and wife, Leisla Lugo by Warranty Deed from Centex Homes, a Nevada General Partnership, dated October 9, 2007 and of record as Instrument No. 20071011-0120879, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2019 and subsequent years; All matters as shown on the plan of record in Instrument Number 20070607-0068360, and Instrument Number 200411050133677, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 5568 DORY DRIVE, ANTIOCH, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of April, 2019.

_____(SEAL)
Antonio Lugo

_____(SEAL)
Leisla Lugo

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 25th day of April, 2019, before me personally appeared Antonio Lugo and Leisla Lugo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 25th day of April, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 5-3-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Henna Andrews
(Affiant)

Sworn to and subscribed before me this
25th day of April, 2019.

_____
Notary Public
My commission expires: 5-3-2021
File No. 2019-98

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

