Karen Johnson Davidson County
Batch# 236661 DEEDWARR
05/30/2019 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20190530-0051373

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-8-22
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-BB-19-4113

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Magdy Yacoub and Sheren Henein	US Bank Home Mtg.	
(NAME)	(NAME)	**164-10-0A-017.00-CO**
4113 Pineorchard Place	7601 Penn Ave. S. Ste. A1	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richfield, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PERIKLI KOLAGJI AND WIFE, VASILIKA KOLAGJI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGDY YACOUB AND SHEREN HENEIN, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Village One, Summerfield of record in Plat at Instrument No. 20000211-0014170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Perikli Kolagji and wife, Vasilika Kolagji by Warranty Deed from Danie Laviola, married of record in Instrument No. 20071022-0124723 Register's Office for Davidson County, Tennessee, dated October 19, 2007 and recorded on October 22, 2007.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20000211-0014170, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10774, Page 945, amended in Book 11588, page 484, Book 1169, page 376 and Instrument No's 20010308-0021946, 20010504-0046260, 20030527-0071168, 20051103-0133360, 20050317-0029621, 20060724-0089079, 20060724-0089080, 20060724-0089081, 20060921-0117120, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, amended in Instrument No. 20010326-0028531, Register's Office for Davidson, County, Tennessee.
- Charter for Sumerfield HOA of record in Book 11648, Page 660 and amended in Instrument No. 20010326-0028531, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Instrument Number 19991216-0303934, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20000113-0004777 and 200503229-0033458, in the Register's Office for Davidson County, Tennessee.
- Easement BellSouth of record in Book 1141, Page 327, in the Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Telephone of record in Instrument Number 20000824-0083643, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4113 Pineorchard Place, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th DAY OF MAY, 2019.

Perikli Kolagji

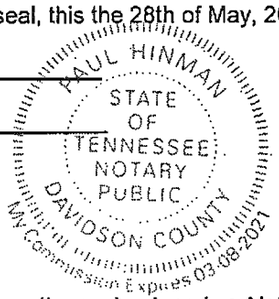
Vasilika Kolagji

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PERIKLI KOLAGJI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

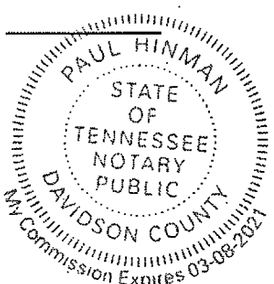


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VASILIKA KOLAGJI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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