Karen Johnson Davidson County
Batch# 239446 DEEDWARR
06/05/2019 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $675.25
20190605-0053889

WARRANTY DEED

VICKI DUTTON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ali Alkoka and Dean Kouka	Ali Alkoka and Dean Kouka	051-03-0-116.00
(NAME)	(NAME)	
912 Beaumont Drive	127 Cedarwood Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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 considerations, the receipt of which is hereby acknowledged, I/we Ann H. Levinson, unmarried hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Ali Alkoka and Dean Kouka, as tenants in common with right of survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 69 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, Page 75, Register's Office for Said County.

Being the same property conveyed to Saul M. Levinson and wife, Ann H. Levinson by Warranty Deed from Melbat Homes Inc, dated October 27, 1954 and recorded October 28, 1954 of record in Book 2303, Page 467, Register's Office for Davidson County, Tennessee.

The said Saul M. Levinson died on August 24, 2004, leaving the said Ann H. Levinson the sole surviving tenant by the entirety.

Leslie L. Griffin executed this instrument on behalf of Ann H. Levinson pursuant to a Power of Attorney of record in Instrument Number 20190523-0048730, Register's Office, Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 912 Beaumont Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 4th day of June, 2019.

Ann H Levinson by Leslie L Griffin, Attorney in fact
Ann H. Levinson by Leslie L. Griffin, Attorney in Fact

State of Ohio
County of Butler

On this 4th day of June, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Leslie L. Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Ann H. Levinson, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument number 20190523-0048730, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 4th day of June, 2019.

D A. V

Notary Public:
My Commission Expires: 2-14-24



DAVID A. VELASQUEZ
Notary Public, State of Ohio
My Comm. Expires 02/14/2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019