Karen Johnson Davidson County
Batch# 246532 DEEDWARR
06/21/2019 09:15:45 AM 2 pgs
Fees: $13.00 Taxes: $228.66
20190621-0059954

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $61,800.00.

Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 20th day of June, 2019.

Notary Public:
My Commission Expires: 10/18/22

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Hassan Mouchal 947 Coarsey Dr. Nashville, TN 37217	Send Tax Bills To: Christensen Financial, Inc 860 N SR 434 Altamonte Springs, FL 32714	Map/Parcel Number: 107-13-0A-047.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert D. Johnson,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Hassan Mouchal, a single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being a certain condominium, described as follows, to-wit:

BEING Unit No. 947, in Four Maples Condominium, a Horizontal Property Regime, as shown on the Plat of record in Book 5200, Page 283, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Robert D. Johnson by Quitclaim Deed from Frances H. Johnson, dated 6/25/15 and recorded 8/11/16 in Instrument No. 20160811-0083686; and being the same property previously conveyed to Frances H. Johnson and Robert D. Johnson, as joint tenants with the right of survivorship, by Deed from Frances H. Johnson, dated 10/30/14 and recorded 11/3/14 in Instrument No. 20141003-0101303; and being the same property previously conveyed to Frances H. Johnson by Quitclaim Deed from Robert D. Johnson, dated 2/18/03 and recorded 3/12/03 in Instrument No. 20030312-0032773; and being the same property previously conveyed to Robert D. Johnson and wife, Frances H. Johnson by Warranty Deed from Shelby G. Pogue, dated 6/9/92 and recorded 6/15/92 in Book 8652, Page 502, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Subject to all matters as shown on Master Deed and By-Laws of record in Book 5657, Page 438, as amended in Book 5660, Page 185 and Book 9263, Page 512, in the Register's Office for Davidson County, Tennessee.

Subject to Amended By-Laws of record in Instrument No. 20051012-0122820, in the Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 5853, Page 14, in the Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters as shown on plat of record in Book 5200, Page 283, in the Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 947 Coarsey Dr., Nashville, TN 37217

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. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 20th day of June, 2019.

Robert D Johnson

Robert D. Johnson

State of Tennessee)
County of Davidson)

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

Witness my hand and official seal, this 20th day of June, 2019.

Commission Expires: 10/18/22

Brenda Huntsman

Notary Public: Brenda Huntsman

