Karen Johnson Davidson County
Batch# 256025 DEEDWARR
07/12/2019 09:47:42 AM 3 pgs
Fees: $13.00 Taxes: $407.00
20190712-0068059

This Instrument Prepared by:
CBC Title & Escrow
813 S. Broadway
Portland, TN 37148

"This instrument prepared without benefit of title search or title opinion at the request of the party. All party hereto expressly release, relieve, indemnify and hold harmless the preparer from any and all losses resulting from any matter of any nature that would have been disclosed by a proper title search or title opinion. The preparer of this instrument has relied solely upon the legal description contained in Warranty Deed of record in Instrument #20180620-0059325, Register's Office for Davidson County, Tennessee. By acceptance of this instrument, all party acknowledge that they have not relied upon any warranties or covenants by the preparer as to the validity of this legal description and accept full responsibility for the recordation of this Instrument."

ADDRESS NEW OWNERS:
MORIS TADROS
1803 Brookvalley Place
Mt Juliet TN 37122

SEND TAX BILLS:
Same

Map / Parcel: 148 00 0 129.00

Property Address: 4830 Payne Road, Antioch TN 37013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **SAMEH LOUS**, hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **MORIS TADROS**, the following described property to wit:

Tract #1
A tract of land in the 5th Civil District to Davidson County, Tennessee, near the town of Antioch, and being known as tract no. 4 on the plan made by Geo. W. Watkins, surveyor, November 7, 1950, showing Division of a 84-acre tract known as the Payne Lands, and described according to said Watkins Survey as follows:

Beginning at an iron pin in the south margin of 25-foot roadway, at the corner of tracts 1 and 4 shown on said survey in the northeast line of tract no.3; thence with the line between tracts 1 and 4 as follows: North 1 deg. East 360 feet to an iron pipe, and north 27 deg. 10' east 481 feet to a stone, the northeast corner of tract 4 and the southeast corner of the Reeves Springs lot; thence with the south line of said spring lot. North 89 deg. 30' West 459 feet to a post; thence south 38 deg. 30 west 393 feet to an iron pin at a 10-inch elm, a corner of tract no. 3; thence with the line between tracts 3 and 4, south 78 deg. East 236.5 feet to an iron pipe in the margin of a 25-foot roadway, and continuing with the line between tracts 3 and 4, and along the margin of said roadway, as follows: south 3 deg. 45' east 67 feet, south 9 deg. East 100 feet, south 21 deg. 15' east 100 feet to a point, south 34 deg. 45' east 225 feet to the beginning.

Together with an easement for the right of Ingress and Egress across tracts 1 and 2 as shown on said Watkins survey and subject to the easement across the property herein described for the use and benefit of other parties, in and to certain roadway, as shown on said survey.

Tract #2

Land in the 5th Civil District to Davidson County, Tennessee, near the town of Antioch, and being known as Tract No. 3 on the plan thereof made by Geo. W. Watkins, surveyor, November 7, 1950, showing Division of the Payne Lands. and being described as follows:

Beginning at a point in the south margin of 25-foot roadway, sometimes referred to as Payne Hill Road, said beginning point being in the line between lot no.3 and 4 of said Watkins survey; thence with the line of said roadway, north 21 deg. 15' west 100 feet to a point; north 9 deg. West 100 feet to a point; north 3 deg. 45' west 67 feet to a point; thence north 78 deg. West 236.5 feet more or less to an iron pin at a ten inch elm tree; thence southeasterly 410 feet more or less to the point of beginning, and said land being triangular in shape.

Being the same property conveyed to Samah Lous by Deed from Rachel Lora Saunders Dampier, Trustee of the Rachel Lora Saunders Dampier Inter Vivos Revocable Trust Agreement, dated June 13, 2013, of record in Instrument #20180620-0059325, Register's Office for Davidson County, Tennessee.

This instrument was prepared without benefit of title search, title opinion or examination by the parties as noted herein. The legal description was derived from the previous deed and was taken verbatim therefrom. All parties to this instrument hereby indemnify and hold the preparer harmless from any damages of any kind, financial or otherwise, resulting from the lack of the aforesaid title search, title opinion or examination.

Said conveyance is made subject any visible and unrecorded easements, building regulations and zoning regulations.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; the Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and the same in unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantees, his heirs and assigns, against the lawful claims of all personal whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 11 day of July, 2019.

SAMEH LOUS

STATE OF TENNSSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **SAMEH LOUS**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 11 day of July, 2019.

JESSICA J HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY PUBLIC

My Commission Expires: 4/22/2021

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

AFFIANT

Subscribed and sworn to before me this the 11 day of July, 2019.

JESSICA J HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY PUBLIC

My Commission Expires: 4/22/2021