WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 19-4658

THIS INSTRUMENT PREPARED BY:
Dalton M. Mounger, Attorney
Mounger & Molder, PLLC
808 South High Street
Columbia, TN 38401

AFTER RECORDING, RETURN TO:
Sunset Title & Escrow, Inc.
900 Nashville Highway
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 260991 DEEDWARR
07/23/2019 12:40:30 PM 4 pgs
Fees: $23.00 Taxes: $706.70
20190723-0072243

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into BETWEEN **MARY TERESA COVINGTON BRYANT, EXECUTRIX OF THE ESTATE OF MABEL ELIZABETH COVINGTON, AND MARY TERESA COVINGTON BRYANT, INDIVIDUALLY AS HEIR UNDER THE LAST WILL AND TESTAMENT OF MABEL ELIZABETH COVINGTON,** FIRST PARTY, which expression shall include heirs, successors, assigns and personal representatives, and **IBRAHIM HANNA,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 72 on the Plan of Pebble Creek Subdivision, Section 1, as of record in Plat Book 5210, Page 72, Register's Office of Davidson County, Tennessee, to which reference is made for a more particular description.
>
> Being the same property conveyed to Mabel Covington, unmarried, by deed dated November 25, 1998, and recorded December 4, 1998, in Book 11238, Page 443, Register's Office of Davidson County, Tennessee. Mabel Covington (also known as Mabel Elizabeth Covington) died testate in Davidson County, Tennessee, on December 5, 2018. Mary Teresa Covington Bryant was appointed Executrix of her Estate by her Last Will and Testament of record in Docket No. 19P84 in the Probate Division of the Circuit Court of Davidson County, Tennessee.
>
> Legal Description obtained from prior deed.
>
> MAP/PARCEL 149-06-0-003.00.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, which are prorated and will be paid by SECOND PARTY; restrictions of record in Book 5334, Page 514; all matters shown on recorded plat of record in Plat Book 5210, Page 72; Storm Water Detention Agreement in Book 6610, Page 144, all in the Register's Office of Davidson County, Tennessee; and any other matters of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 12th day of July, 2019.

The Estate of Mabel Elizabeth Covington

BY: Mary Teresa Covington Bryant
Mary Teresa Covington Bryant, Executrix

Mary Teresa Covington Bryant
Mary Teresa Covington Bryant, individually
As heir under the Last Will and Testament of
Mabel Elizabeth Covington

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **MARY TERESA COVINGTON BRYANT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Executrix** of **THE ESTATE OF MABEL ELIZABETH COVINGTON,** the within bargainor, and who, being authorized so to do, acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed by signing the name of the Estate by herself as **Executrix.**

WITNESS my hand and seal of office, this 12th day of July, 2019.

CONNIE LIGGETT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Connie Liggett
Notary Public

My commission expires: 4/19/21

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of said state and county, **MARY TERESA COVINGTON BRYANT, INDIVIDUALLY,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained and expressed.

WITNESS my hand and seal at office, this 12th day of July, 2019.

CONNIE LIGGETT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Connie Liggett
Notary Public

My commission expires: 4/19/21

ST&E # 0379 Warranty Deed

STATE OF TENNESSEE – MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$191,000.00.**

Mary Teresa Covington Bryant
Affiant

Sworn and subscribed to before me,

this 12th day of July, 2019.

Connie Liggett
Notary Public

My commission expires: 4/19/21

CONNIE LIGGETT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

NEW PROPERTY OWNERS:

Ibrahim Hanna
3505 Shaker Town Rd
Antioch TN 37013

RESPONSIBLE FOR TAXES:

Owner

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM