WARRANTY DEED

Karen Johnson Davidson County
Batch# 272917 DEEDWARR
08/19/2019 08:38:41 AM 2 pgs
Fees: $13.00 Taxes: $717.80

20190819-0082536



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bassem Mousa Jaklen Mousa	New owner	164-12-0-49.00
(NAME)	(NAME)	
308 Black Oak Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Maureen Babbs, an unmarred woman** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bassem Mousa and Jaklen Mousa, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 179 on the Plan of Second Revision (erroneously referred to as first revision per a prior warranty deed) to the final plat of Meadow Woods, Phase I, of record in Plat Book 9700, page 570, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property Maureen Babbs, an unmarried woman by Cash Deed for Tennessee dated June 11, 2011 of record in Instrument Number 20110810-0061680, Register's Office for Davidson County, Tennessee.

Subject to:

Property Taxes for the year 2019 and subsequent years a lien, but not yet due and payable.

All matters found on the plan of record in Plat Book 9700, page 570, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 10666, page 748 and Book 10788, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines, if any, and all easements for public utlities.

unimproved ☐

This is improved ☑ property, known as 308 Black Oak Court, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 14th day of August, 2019.

Maureen Babbs

State of OREGON
County of COOS

Personally appeared before me Maureen Babbs, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2019.

Notary Public PEGGY S. TOFTUM
My Commission Expires: 9-10-2022

OFFICIAL STAMP
PEGGY SUE TOFTUM
NOTARY PUBLIC-OREGON
COMMISSION NO. 978963
MY COMMISSION EXPIRES SEPTEMBER 10, 2022

File No.: 201907036