Karen Johnson Davidson County
Batch# 296236 DEEDWARR
10/04/2019 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $880.60
20191004-0101951

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**599 Sam Ridley Parkway W Suite 100**
**Smyrna, TN 37167**

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**
**The actual consideration or value, whichever is greater, for this transfer is $238,000.00.**

**Affiant**

**Subscribed and sworn to before me, this 2nd day of October, 2019.**

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

**Notary Public**
**My commission expires:**

**04-1908-57350**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Gerges Emil Morcos<br>4100 Tea Garden Way<br>Antioch TN 37013 | Reliant Bank<br>1736 Carothers Pkwy<br>Brentwood, TN 37027 | 150-14-0-045.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sandra C. Barkie n/k/a Sandra Chery Partello, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gerges Emil Morcos and Mary W. Atia, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of Section 2, Jamestown Estates, of record in Book 6900, Page 865, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra C. Barkie by deed from Jerry H. Lindsey, unmarried person, dated August 29, 2003, recorded September 8, 2003, of record in Instrument No. 20030908-0130754, Register's Office for Davidson County, Tennessee. Suzangela A. Lindsey, spouse of Jerry H. Lindsey, joined in this instrument to convey her marital interest, if any, in subject property.

Further being the same property conveyed to Sandra Chery f/k/a Sandra C. Barkie by Quitclaim Deed from Ray Steven Barkie, dated June 4, 2018, recorded June 4, 2018, of record in Instrument No. 20180604-0053033, Register's Office for Davidson County, Tennessee.

Sandra Chery and Ray Steven Barkie have since divorced.

Sandra Chery Partello has since remarried. Richard Partello, spouse of Grantor, is joining in the execution of this instrument to convey marital interests, if any, in said property.

Sandra C. Barkie, Sandra Chery and Sandra Chery Partello are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4100 Tea Garden Way, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of October, 2019.

Sandra Chery Partello

Richard Partello

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sandra Chery Partello and Richard Partello,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 2nd day of October, 2019.

Notary Public

My Commission expires: 3/31/20

RUTHERFORD COUNTY
NOTARY PUBLIC
TENNESSEE
STATE OF
TONJA C.

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY