Karen Johnson Davidson County
Batch# 308154 DEEDWARR
10/30/2019 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $939.80
20191030-0111285

WARRANTY DEED

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF October, 2019

Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maged Morcos Merna Ayad	same	
(NAME)	(NAME)	164070A22600CO
793 Harvest Grove Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37103		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Edwin R. Alvarez and Jennifer Latisha Benford, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maged Morcos, and Merna Ayad,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 196, on the plan of Harvest Grove, Section Three, according to plat and survey appearing of record in Instrument No. 20160429-0042362, of the Register's Office of Davidson County, tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Edwin R. Alvarez and Jennifer Latisha Benford by virtue of that certain Warranty Deed dated October 16, 2017, and being of record at Instrument No. 20171106-0113927 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument Number 20060628-0077382, 20060519-0059378; 20040707-00804921; 20051005-0119710; 20160806-0079381; and Book 44158, Page 491, and Book 4473, Page 613, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 793 Harvest Grove Dr. Antioch, TN 37013 (unimproved)
(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 hand this 24 day of October, 2019.

Edwin R. Alvarez

Edwin R. Alvarez

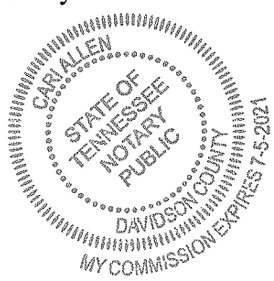
Jennifer L Benford

Jennifer Latisha Benford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Edwin R. Alvarez and Jennifer Latisha Benford**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of OCTOBER, 2019.



Notary Public
My Commission Expires: 7-5-21

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY