Karen Johnson Davidson County
Batch# 309182 DEEDWARR
10/31/2019 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $902.80
20191031-0111992

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Argel N. Tercero Artola and wife Maria L. Perdomo Amaya, FIRST** PARTY, which expression shall include heirs, assigns and personal representatives, and **Ali Soud, unmarried man,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

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

Located in Davidson County, Tennessee, being Lot No. 11 on the plan of Hunters Run, Section 1, of record in Plat Book 9700, Page 341, Register`s Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Argel N. Tercero Artola and Maria L. Perdomo Amaya by deed dated May 25, 2017, of record in Instrument 20170602-0055031, Register Office of Davidson County, Tennessee.

Map/Parcel 149-9-0-253

Property Address: 1201 New Lodge Court, Antioch, Tennessee 37013

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

FIRST PARTY COVENANTS with SECOND PARTY 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 easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 25 day of **October, 2019.**

Argel N Tercero Artola
**Argel N. Tercero Artola**

Maria L Perdomo
**Maria L. Perdomo Amaya**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Argel N. Tercero Artola and Maria L. Perdomo Amaya, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of **October, 2019.**

My commission expires:
2/28/22

Melissia Dugger
Notary Public

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES FEBRUARY 28, 2022

STATE OF TENNESSEE – DAVIDSON COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$244,000.00.**

Julie Bauer
Affiant

Subscribed and sworn to before me, this 25TH day of **October, 2019.**

My commission expires:
3/8/22

Carmen Coats
Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

NEW PROPERTY OWNERS:

**Ali Soud**

**1201 New Lodge Court**

**Antioch, TN 37013**

PERSON(S) RESPONSIBLE FOR TAXES:

REGIONS BANK
2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244

# True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022