Karen Johnson Davidson County
Batch# 329001 DEEDWARR
12/13/2019 09:22:56 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20191213-0128644

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$160,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AYMEN HANNA	**AYMEN HANNA**	**150-05-0-386.00**
(NAME) **705 LUANN COURT**	(NAME) **5039 NAPOLI DR.**	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) **MT. JULIET, TN 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOSEPH D. ECKROTH, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AYMEN HANNA, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 1-B, on the Plan of Zone Lot Division of Lots 1 and 2, Cherry Hills, Section 12, of record in Plat Book 6250, Page 174, amended in Plat Book 6250, Page 976, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Joseph D. Eckroth, a married person, from Milton R. Harlan and wife, Deborah Harlan, by deed dated July 5, 2016, of record in Instrument No. 20160711-0070845, said Register's Office. Being further conveyed to Joseph D. Eckroth from Katharine Suzanne Eckroth, by Quitclaim Deed dated July 5, 2016, of record in Instrument No. 20160711-0070847, said Register's Office.

This conveyance is subject to matters as set forth in the Plan of record in Book 6250, Page 174 and Amended in Book 6250, Page 976; Agreement of record in Book 4550, Page 876; Restrictions of record in Book 6436, Page 644; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **705 LUANN 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; 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 6th day of December, 2019.

JOSEPH D. ECKROTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph D. Eckroth,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of December, 2019.

My commission expires: **May 2, 2022**

Notary Public

