Karen Johnson Davidson County
Batch# 333241 DEEDWARR
12/23/2019 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20191223-0132214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Hanan N. Attallah
Affiant

KELSIE HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-16-2020

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF DECEMBER, 2019.

Kelsie Holloway
Notary Public

MY COMMISSION EXPIRES: 8/16/20
(AFFIX SEAL)

A-KW-19-6117

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Henry Marcos and Hanan N. Attallah	Truist Bank	
(NAME)	(NAME)	**173-04-0B-011.00-CO**
6117 Blue Hole Court	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANICE WHITAKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENRY MARCOS, UNMARRIED, AND HANAN N. ATTALLAH, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on the Plan of Final Plat of Blue Hole Pointe "A Cluster Development" of record in Plat at Instrument No. 20060531-0063584, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janice Whitaker, unmarried by Warranty deed from Lake Forest Homes, Inc, a Tennessee Corporation of record in Instrument No. 20141218-0116037 Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on December 18, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20060531-0063584, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20061212-0153449, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument No. 20061212-0153448, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20050316-0028868, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6117 Blue Hole Court, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 20 DAY OF DECEMBER, 2019.

Janice Whitaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of December, 2019.

Notary Public
My Commission Expires:
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)