Karen Johnson Davidson County
Batch# 336755 DEEDWARR
12/31/2019 10:32:30 AM 2 pgs
Fees: $13.00 Taxes: $910.20
20191231-0134940

# WARRANTY DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

O-CLPM-19-6768

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 01/09/2020

(AFFIX SEAL)

**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) |
|---|---|---|
| **Ameer Gergis** | U.S. Bank | |
| (NAME) | (NAME) Ste- | **151-09-0A-252.00-CO** |
| **6765 Ascot Drive** | 7601 Penn Ave S. A1 | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | Richfield, MN 55423 | |
| (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, **CHRISTOPHER B. THOMAS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMEER GERGIS, A MARRIED MAN,** 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. 252 on the Plan of Final Plat of Phase 3, Section 2, (30 Lots) Long Hunter Chase, a Planned Unit Development of record in Plat Instrument No. 20020926-0117442 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 Christopher B. Thomas, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20040130-0011654 Register's Office for Davidson County, Tennessee, dated January 28, 2004 and recorded on January 30, 2004.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20020926-0117442, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9430, Page 251; Book 9534, Page 938 and Instrument No. 20020930-0118656, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas from JCH Development Corporation, Inc. to Long Hunter Chase HOA of record in Instrument Number 20021003-0120427, in the Register's Office for Davidson County, Tennessee.
- Certificate of Resolution for JCH Development Company, Inc of record in Book 9432, Page 789, in the Register's Office for Davidson County, Tennessee.
- Quitclaim of Common Areas of record in Book 9432, Page 792 and Book 9649, Page 764, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1115, Page 302, Book 1101, Page 457, Book 4717, Page 515, Book 8197, Page 288, Book 8358, Page 91 and 92, Book 9661, Page 919, Book 2338, Page 466, Book 4446, Page 423, Book 4535, Page 351, Book 9988, Page 793, Book 11497, Page 592, Book 9988, Page 821, Book 9986, Page 821, Book 9588, Page 930, Book 8197, Page 288, Instrument No. 20000906-0088271, Instrument No. 20000906-0088272, Instrument No. 2001030-0107415 and Instrument No. 20020718-0086411, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6765 Ascot Drive, 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 23rd DAY OF DECEMBER, 2019.

Christopher B. Thomas

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER B. THOMAS, 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 ~~23rd~~ 21st of December, 2019.

Notary Public
My Commission Expires: 11/01/2023
(SEAL)

**BREANNA SKEETS**
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144037411
MY COMMISSION EXPIRES NOV. 01, 2023

**True Copy Certification**

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)