Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 338688 DEEDWARR
01/06/2020 08:41:23 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200106-0001247

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-3-2020

KATEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-112033

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maher Taha	Envoy Mortgage, LTD	
(NAME)	(NAME)	
7101 Legacy Drive	10496 Katy Freeway #250	182-06-0A-068.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Houston, TX 77043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DANIEL R. OSTEBO AND BRITTANY OSTEBO, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAHER TAHA, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 68 on the Plan of Final Plat Section One, Old Hickory Hills RS10 Subdivision w/Cluster Lot Option (RS5) of record in Plat at Instrument No. 20011023-0115382, 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 Daniel R. Ostebo and Brittany Ostebo, husband and wife by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20120925-0087143 Register's Office for Davidson County, Tennessee, dated September 14, 2012 and recorded on September 25, 2012.

unimproved ☐
This is improved ☒ property, known as 7101 Legacy Drive, Antioch, TN 37013
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Daniel R. Ostebo and Brittany Ostebo, husband and wife this 3rd day of January 2020.

Daniel R. Ostebo

Brittany Ostebo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of January, 2020, before me personally appeared Daniel R. Ostebo and Brittany Ostebo, husband and wife, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of January, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

