WARRANTY DEED

Karen Johnson Davidson County
Batch# 348388 DEEDWARR
01/24/2020 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20200124-0008982

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philomena Dixon	c/o New owner Studio Bank	165-09-0A-059.00
(NAME)	(NAME)	
1948 Port James Circle	124 12th Ave S #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gawrgy Gerges and Mariam Makar, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Philomena Dixon, an unmarried woman** 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:

Being known and designated as: All that parcel of land in the City of Antioch, Davidson County, State of Tennessee, as more fully described in Deed Instrument 200001218-0123609, ID# 165-19-A-059, being known and designated as Lot 73, Lakewood Village, Section Two, recorded in plat 20000215-0015148, as per plat thereof recorded in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gerges Gawrgy, married from Federal Home Loan Mortgage Corporation by Special Warranty Deed on January 28, 2015, of record in Instrument Number 20150421-0035656, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2020 and subsequent years a lien, but not yet due and payable.

Subject to all matters on Plan of record in Instrument Number 20000215-0015148, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Restrictive Covenants of record in Book 10753, page 41; Book 11425, page 410; Book 11512, page 714, Register's Office for Davidson County, Tennessee.

Charter for Lakewood Village of record in Book 11421, page 342 and Book 11425, page 429, Register's Office for Davidson County, Tennessee.

By-laws for Lakewood Village of record in Book 11425, page 441, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common areas.

Note: Mariam Makar joins in this conveyance to convey any and all interest she may have in this property, including, but not limited to her marital interest.

unimproved ☐

This is improved ☑ property, known as 1948 Port James Circle, 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, 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.

Witness my/our hands this 17th day of January, 2020.

Gawrgy Gerges

Mariam Makar

State of Tennessee
County of Davidson

Personally appeared before me Gawrgy Gerges and Mariam Makar, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of January, 2020.

Notary Public Judy Jacobs
My Commission Expires: 9-14-23

File No.: 201912006

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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: 11-06-2023

MAXINE J. R
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TE

202001240008982