Karen Johnson Davidson County
Batch# 352669 DEEDWARR
02/03/2020 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $878.75
20200203-0012385

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Remon Sharkawy
705 Kaeden Pointe Ct.
Antioch, TN 37013

SEND TAX BILL TO:
SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

MAP/PARCEL 150-09-0B-004.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kendra M. Mitchell, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Remon Sharkawy, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of First Revision Forest Pointe Single Family, Phase I of record in Plat Book 9700, Page 92, 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 Kendra M. Mitchell by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20110302-0016622 Register's Office for Davidson County, Tennessee, dated January 27, 2011 and recorded on March 02, 2011.

Leronce Mitchell, the spouse of Kendra M. Mitchell, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Kendra M. Mitchell.

This is improved property known as: **705 Kaeden Pointe Court, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 29th day of January, 2020.

WITNESS MY HAND on this the 29th day of January , 2020

Kendra M. Mitchell

Leronce Mitchell

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kendra M. Mitchell and Leronce Mitchell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of January, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $237,500.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 190707

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212