Karen Johnson Davidson County
Batch# 354620 DEEDWARR
02/07/2020 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200207-0014224

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: 11/08/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Magdy Demian	Owner at Owner's	14900020900
(NAME)	(NAME)	
2360 Edencrest Drive	Address	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Lisa M. Eads, aka Lisa Eads and William J. Eads, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Magdy Demian,** 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:

Beginning at a point in the west margin of Rural Hill Road at a common corner of the property here in conveyed and the Lane property (previous deed was misspelled as Lang); thence North 86° 00' West 746.75 feet to an iron pin; thence North 3 ° 00' East 178 feet to an iron pin; thence south 86° 00; 746.75 feet to an iron pin; thence South 3° 00' West 178 feet with the margin of Rural Hill Road, to the point of beginning.

Being the same property conveyed to Gloria J. Cook, Lisa M. Eads, and William J. Eads by deed of record in Book 11464, Page 164, Register's Office for Davidson County, Tennessee.

Gloria J. Cook having since died leaving property to her sole heirs, Greg Cook and Lisa Eads reference heirship affidavits of record in Instrument No. 202002070014221 and 202002070014222, said Register's office.

Greg Cook conveys his interest in said property to Lisa Eads by Quitclaim of record in Instrument No. 202002070014223_, said Register's office.

Lisa M. Eads also known as Lisa Eads

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1271 Rural Hill Rd., 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 6th day of February, 2020.

Lisa M. Eads

William J. Eads

State of Tennessee
County of Davidson

Personally appeared before me Lisa M. Eads and William J. Eads, 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 6th day of February, 2020.

Notary Public
My Commission Expires:

KASEY KELCHNER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 12-30-2021

File No.: 14045

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21