# WARRANTY DEED




J-AR-20-1604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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) |
|---|---|---|
| **Lofty Samy Issa and Sammy Said** | **New Owner** | |
| (NAME) **7060 Red Apple Rd.** | (NAME) | **149-10-96.00** |
| (ADDRESS) **Antioch, TN 37013** | (ADDRESS) | |
| (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, **GERALD THOMAS MATHEWS, JR, UNMARRIED AND WANDA M. MATHEWS, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMMY SAID AND LOTFY SAMY ISSA, AS TENANTS IN COMMON**, 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. 25, Hunter's Run, Section Three, of record in Plat Book 9700, Page 684, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gerald Thomas Mathews, Jr., unmarried, and Gerald Thomas Mathews, Sr. and wife, Wanda M. Mathews, joint tenants with right of survivorship, by Warranty Deed from Jerry Butler Builders, LLC, recorded February 28, 2001 in Instrument No. 20010228-0018435, Register's Office for Davidson County, Tennessee.
The said Gerald Thomas Mathews, Sr. having since died on November 14, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 684, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 11029, Page 777, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1604 Buckhorn Trail, 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.

Karen Johnson Davidson County
Batch# 383897 DEEDWARR
04/09/2020 12:24:55 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20200409-0037704

Witness my/our hand(s) this the 6th DAY OF APRIL, 2020.

Gerald Thomas Mathews, Jr by John Gleaves, Attorney-In-Fact

Wanda M. Mathews by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GERALD THOMAS MATHEWS, JR AND WANDA M. MATHEWS, and who acknowledged he/she/they executed the same as the free act and deed of the said GERALD THOMAS MATHEWS, JR AND WANDA M. MATHEWS.

Witness my hand and official seal, this the 6th of April, 2020.

Notary Public
My Commission Expires: 1-3-23
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212