Karen Johnson Davidson County
Batch# 386463 DEEDWARR
04/16/2020 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20200416-0039751

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $245,000.00

Affiant Signature

Subscribed and sworn to before me on this the 9th day of April, 2020.

Notary Public

My Commission expires 11 / 8 / 21

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

NAME AND ADDRESS OF PROPERTY OWNER:
Nevin Gergis
3489 Calais Circle
Antioch, TN 37013
SEND TAX BILLS TO:

MAP AND PARCEL NUMBER: Tax ID #: 150090A16700CO

WARRANTY DEED

20NT00430

Effective the 9th day of ~~March~~ April, 2020.and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Elida Lopez and Jorge A. Lopez-Cruz, wife and husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nevin Gergis and Shawky Morkos, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **RUTHERFORD COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 333, on the plan of Forest View Park, Section X, Phase One, of record in Plat Book 7900, Page 356, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Elida Lopez and Jorge A. Lopez-Cruz, wife and husband, by Warranty Deed from Elvedin Huseinovic and wife, Alma Huseinovic, and Alija S. Kotoric and wife, Sabina S. Kotoric, dated 08/15/2017 and recorded 08/22/2017 as Document No. 20170822-0086248, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 3489 Calais Cir, Antioch, TN 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 GRANTEES, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 9th day of April, 2020.

(X) _____
Elida Lopez

(X) _____
Jorge A. Lopez-Cruz

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Elida Lopez and Jorge A. Lopez-Cruz,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 9th day of April, 2020.

_____
Notary Public

My commission expires: 1/16/2024

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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