Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0177

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of April, 2020

Notary Public

Commission Expires: 8-17-23

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emad Yousef 2401 Una Antioch Pike Antioch, TN 37013	Primary Residential 1910 North 2200 W Salt Lake City, UT 84116	149-00-0-013.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sherrie Lee Hargrove, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emad Yousef, a married man

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:

Land in the 2nd Civil District of Davidson County, Tennessee, being Tract No. 1 on a survey made by C. K. McLemore, surveyor, dated 11-11-65 and more fully described according to a survey made by John D. McCormick, dated May 13, 1978, as follows:

Beginning at an iron pin in the South right-of-way line of the Una-Antioch Pike, said point being the Northwest corner of the Claude E. Tidwell property recorded in Book 4632, Page 577, Register's Office for Davidson County, Tennessee; thence South 46 degrees West, a distance of 123.3' to an iron pin, thence North 74 degrees West, with the Northerly line of the property conveyed to the Advisory Board of the Tennessee District Church of the Nazarene as of record in Book 4285, Page 976, Register's Office for Davidson County, Tennessee, a distance of 211.2' to an iron pin, thence North 4 degrees East, a distance of 427.0' to an iron pin in the South right-of-way line of the Una-Antioch Pike; thence along said right-of-way in a Southeasterly direction a distance of 203.83' along a curve left with a radius of 3,892.92; thence continuing along said right-of-way South 34 degrees East a distance of 260.0' to the point of beginning, containing 1.59 acres more or less.

Being the same property conveyed to Daniel J. Hargrove and wife, Sherrie Lee Hargrove by Warranty Deed from Ronald Eugene Eakes and wife, Marian G. Eakes and Willie M. Cardin and wife, Dorothy M. Cardin of record in Book 5298, Page 96, Register's Office for Davidson County, Tennessee, dated June 12, 1978 and recorded on June 13, 1978. (Value or consideration shown in aforementioned deed $32,000.00 .) Being also known as 2401 Una Antioch Pike, Antioch, Tennessee 37013.

The said Daniel J. Hargrove having since died 12/29/18 leaving Sherrie Lee Hargove as surviving tenant.

Karen Johnson Davidson County
Batch# 386497 **DEEDWARR**
04/16/2020 10:02:09 AM 2 pgs
Fees: $13.00 Taxes: $954.60

20200416-0039797

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2401 Una Antioch Pike, 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; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of April, 2020.

Sherrie Lee Hargrove

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sherrie Lee Hargrove** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of April, 2020.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.2020

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY