Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 386836 DEEDWARR
04/16/2020 10:51:48 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20200416-0039865

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grive Drive, Ste. 400, Franklin TN, 37067

File No.: 20-CD-219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Esim Awid and Mariam Zaky, and Emey Yonan	Esim Awid and Mariam Zaky, and Emey Yona	164 08 0 C 067.00 CO
(NAME) 316 Birchclay Point North	(NAME) 316 Birchclay Point North	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY THOUSAND AND 0/100 DOLLARS ($320,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, OSCAR DAVID QUINONES FRANCO, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ESIM AWID AND MARIAM ZAKY, HUSBAND AND WIFE, AND EMEY YONAN, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,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 Davidson County, Tennessee, being Lot No. 102, on the plan of Final Plat, Section Two, Hamilton Chase, "Cluster Lot Subdivision" of record in Instrument No. 20060807-0096557, corrected by Surveyor's Certificate of Correction in Instrument No. 20070723-0087046, Register's Office for Davidson County, Tennessee to which plat reference is made for a more complete and accurate legal description.

Being the same property conveyed to Oscar David Quinones Franco, a married person, by Warranty Deed, from Arnold E. Horne (A/K/A Arnold E. Horne, Jr.) and Cheri L. Horne, husband and wife, dated February 28, 2018, recorded March 14, 2018, of record in Instrument No. 20180314-0024023, Register's Office for Davidson County, Tennessee.

Diana Cachaya joins in the execution of this deed to convey any and all of her marital rights and interest to subject property.

unimproved ☐
This is improved ☒ property, known as 316 Birchclay Point North, Antioch, TN 37013
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 15 day of April, 2020.

Oscar David Quinones Franco

Diana Cachaya

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15 day of April, 2020, before me personally appeared Oscar David Quinones Franco and Diana Cachaya to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

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

Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

Notary Public