Karen Johnson Davidson County
Batch# 389821 DEEDWARR
04/22/2020 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20200422-0042430

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 149070C02700

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Elroumany Bishara and Helana Mehawd
3028 Split Oak Trail
Antioch, TN 37013

SEND TAX BILLS TO:
SWBC Mortgage Corp.
9311 San Pedro, #100
San Antonio, TX 78216

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **PANNAHA SONTHAVILAYLACK AND STEPHANIE HALL, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **ELROUMANY BISHARA AND HELANA MEHAWD, HUSBAND AND WIFE,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 27, on the Final Plat of Highlands of Chelsea Village, Section One, as shown by plat appearing of record in Instrument No. 20040309-0026802 (see also Instrument No. 20040616-0071117), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Pannaha Sonthavilaylack, by Warranty Deed from Greenvale Construction, LLC, dated July 22, 2004, appearing of record in Instrument No. 20040729-0090754, of the Register's Office of Davidson County, Tennessee. Stephanie Hall, wife of Grantor Pannaha Sonthavilaylack, hereby joins in this conveyance to convey any marital interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3028 Split Oak Trail, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same: and that the same is unencumbered, except for the 2020 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 21 day of April, 2020.

Pannaha Sonthavilaylack

Pannaha Sonthavilaylack

Stephanie Hall

Stephanie Hall

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Pannaha Sonthavilaylack and Stephanie Hall, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 21 day of April 2020.

NOTARY PUBLIC

KAYLA L DODD NOTARY PUBLIC STATE OF TENNESSEE EXP. 03-15-2021 RUTHERFORD COUNTY

My Commission Expires: 3-15-21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $249,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of April, 2020

NOTARY PUBLIC

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC My Comm. Expires 03/10/2021 COUNTY OF WILSON

My Commission Expires: _____

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COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY