Karen Johnson Davidson County
Batch# 392667 **DEEDWARR**
04/28/2020 10:42:49 AM 2 pgs
Fees: $13.00 Taxes: $1,013.80

20200428-0044141

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $274,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF APRIL, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-7033N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Audrey Gail Shores and Jhones Jose Gonzalez Jr.	Interline Mortgage Services, LLC	164-10-0A-046.00-CO
4212 Sandstone Drive	5875 N. Sam Houston Pkwy West #300	
Antioch, TN 37013	Houston , TX 77086	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

GEORGE YANI, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AUDREY GAIL SHORES AND JHONES JOSE GONZALEZ, JR., WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), 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 159 on the Plan of Village One, Summerfield of record in Plat at Instrument No. 20000211-0014 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George Yani, unmarried by Warranty deed from Russell James Bartley, unmarried of record in Instrument No 20130311-0023917 Register's Office for Davidson County, Tennessee, dated March 05, 2013 and recorded on March 11, 2013. (Value of consideration shown in aforementioned deed $146,000.00.) Being also known as 4212 Sandstone Drive Antioch, Tennessee 37013.
Property address being provided for informational purpose only.

Marcelle Iskander joins in the execution of this instrument for the purpose of conveying his/her interest marital or otherwise in the above described property

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 4212 Sandstone, Drive, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 27th day of April, 2020.

George Yani

George Yani

Marcelle Iskander

Marcelle Iskander

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GEORGE YANI AND MARCELLE ISKANDER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of April, 2020.

Laurie Damewood

Notary Public

My Commission Expires: _____

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

File #: 20-7033N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027