WARRANTY DEED

File #2020042973

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/22/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cin Suan Lam	Gardner Financial Services LTD. dba Legacy Mutual Mortgage	150-05-0-308.00
(NAME)	(NAME)	
2909 Owendale Dr.	3503 Paesanos Pkwy.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 398159 DEEDWARR
05/11/2020 10:43:26 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20200511-0048541

FOR AND 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, **Pauline Guirguis, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cin Suan Lam and Nuam Sawm Cing, a married couple,** 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. 2 on the Plan of Forest View Park, Section Four, Phase One of record in Book 5800, Page 289, 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 Pauline Guirguis by Quitclaim Deed from Emeel E. Girges and Mary Guirguis of record in Instrument No. 20190722-0071847, Register's Office for Davidson County, Tennessee, dated July 16, 2019 and recorded on July 22, 2019. **Emeel Girges and Mary Guirguis each retaining a life estate in said property.**

Being the same property conveyed to Pauline Guirguis, an unmarried woman, by Quitclaim Deed from Emeel Girges and Mary Guirguis, life tenants, dated 05/05/2020, recorded on 05/06/2020, of record in Instrument No. 20200506-0047188, Register's Office for Davidson County, Tennessee. **Said deed extinguishing the life estate of Emeel Girges and Mary Guirguis.**

This conveyance is subject to: Subject to all matters shown on the Plan of record in Book 5800, Page 289, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 6312, Page 609, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2909 Owendale Drive, Antioch, TN 37013**

(House Number) (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.

Witness our hands this 7th day of May, 2020.

Pauline Guirguis

Pauline Guirguis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Pauline Guirguis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of May, 2020.

Commission expires:

8/22/22

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County