WARRANTY DEED

Karen Johnson Davidson County
Batch# 404001 DEEDWARR
05/21/2020 08:22:30 AM 2 pgs
Fees: $13.00 Taxes: $1,282.05
20200521-0052674

MST 2020-0667

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF MAY, 2020

Notary Public

MY COMMISSION EXPIRES: 4-20-2024
(AFFIX SEAL)

ANGELA R WINDHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04/20/2024

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abanoub Ibrahim, unmarried	Cardinal Financial Company	
(NAME) 7017 Red Apple Road	(NAME) 3701 Arco Corp. Dr. Ste 200	182-12-0A-004.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Charlotte NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Miranda Mardis, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abanoub Ibrahim, unmarried,** 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:

Sean Smith this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Section 1, Apple Valley of record in Plat at Instrument No. 20020809-0096488, 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 Miranda Mardis, a married woman by Warranty deed from Angela D. Smith, unmarried of record in Instrument No. 20140926-0088759 Register's Office for Davidson County, Tennessee, dated September 24, 2014 and recorded on September 26, 2014. (Value of consideration shown in aforementioned deed $230,000.00.) Being also known as 7017 Red Apple Road Antioch, Tennessee 37013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Instrument No. 20020809-0096488 and Surveyor's Certificate of Correction, of record in Instrument No. 20021203-0148635, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, of record in Instrument No. 20020724-0088783, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20020724-0088784, as amended in Instrument No. 20091116-0105278, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Instrument No. 20020724-0088782, Register's Office for Davidson County, Tennessee. Quitclaim Deed for Common Area/Open Space to HOA of record in Instrument No. 20080812-0082767, Register's Office for Davidson County, Tennessee. Stormwater Detention

Agreement of record in Instrument No. 20020528-0064320, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 7017 Red Apple Road, 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 my/our hand(s) this 11 DAY OF MAY 2020.

Miranda Mardis

Sean Smith

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal at office, this 11 day of May, 2020.

Notary Public
My commission expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Amelia Swanson State of Tennessee Notary Public Williamson County

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 4/24/2023