Karen Johnson Davidson County
Batch# 407731 DEEDWARR
05/29/2020 11:54:40 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200529-0055577

WARRANTY DEED

ATT VIXAY YONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 01/18/22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$375,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pauline Guirguis 5042 Cherrywood Dr. Nashville, TN 37211	NEW OWNER 5042 Cherrywood DR. Nashville, TN 37211	147-15-0-180.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William Simmons and wife, Tanya Simmons**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Pauline Guirguis, a single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Whispering Hills Subdivision, Section Four, of record in Plat Book 2900, Page 22, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William Simmons and wife, Tanya Simmons by Warranty Deed from Bruce D. Howell, unmarried, by and through Robert D. Howell, Attorney in fact, Dated 02/11/2020, and recorded 02/12/2020 of record in Deed Instrument 202002120016013, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 5042 Cherrywood Dr., Nashville, TN 37211

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 the 27th day of May, 2020.

William Simmons

Tanya Simmons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William Simmons and Tanya Simmons with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27th of May, 2020.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

