Karen Johnson Davidson County
Batch# 412357 **DEEDWARR**
06/09/2020 12:25:27 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20200609-0059016

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

VT2004 00157

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever Is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me this 8th day of June, 2020.

Notary Public
My commission expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

06-2004-77433

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Messaoud Lamhandi 143 Scenic View Rd Old Hickory TN 37138	NEW OWNER SAM	043-04-0-052.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marlene E. Fernandez, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Messaoud Lamhandi, unmarried**, hereinafter called the Grantees, their successors 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 "P" on the unrecorded map showing the subdivision of Lots Nos. 46, 47, 48, 49, 64, 65, and 66 on the unrecorded plan of Scenic View Subdivision and described according to surveys made by James L. Murphy, Jr., Surveyor, August 7, 1959, as follows:

Beginning at a point in the northeasterly margin of Scenic View Drive, formerly Havron Avenue, 1552 feet northwest from the margin of Hillman Place, being the corner of Lots "O" and "P" and being 52.7 feet northwest from the original corner of Lots 65 and 66; thence with the margin of Havron Avenue, North 46 degrees 29 minutes West 69.1 feet to the corner of Lots "P" and "Q"; thence with the line between said lots, North 43 degrees 31 minutes East 170 feet to a point; thence South 46 degrees 29 minutes East 69.1 feet to a corner of Lot "O"; thence with the line between Lots "O" and "P", South 43 degrees 31 minutes West 170 feet to the point of beginning.

Being the same property conveyed to Marlene E. Fernandez, a single person by deed from Sophrona Bilbrey, dated March 26, 2003, recorded April 14, 2003, of record in Instrument No. 20030414-0049029, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 143 Scenic View Rd, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 this 4 day of June, 2020.

Marlene E. Fernandez

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marlene E. Fernandez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 4 day of June, 2020.

Jason C. Nguyen
Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY