WARRANTY DEED

Karen Johnson Davidson County
Batch# 415028 DEEDWARR
06/15/2020 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20200615-0061282

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd of June, 2020

Notary Public

MY COMMISSION EXPIRES: 10/2/2022

(AFFIX SEAL)

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Settlement Services of Nashville, LLC, 302 Innovation Drive, Suite 260, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amgad Maxcimos	NEW OWNERS	151100A26600CO.
(NAME)	(NAME)	
7343 Ole Nottingham Drive	7343 Ole Nottingham Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Adam P. Conrad and Gina Conrad, (formerly known as Gina M. Follo), husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amgad Maxcimos and Souzan Maxcimos, Husband and Wife** : 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. 114 on the Plan of Phase 3, Villages of Long Hunter, P.U.D. as shown by plat appearing of record in Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Adam P. Conrad and Gina M. Follo, by Warranty Deed from Alen Husnic and wife Lejla Husnic, dated November 30, 2005, of record in Instrument No. 20051202-0144848, Register's Office for Davidson County, Tennessee.

a. Taxes and assessments for the year 2020, and subsequent years, not yet due and payable.

b. Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20030707-0093205, Page , in the Register's Office of Davidson County, Tennessee.

c. All matters of record in Book 4446, Page 423, B ook 4535, Page 351, Instrument No. 20010531-0056381, 20010531-0056383 and 20020718-0086411, in the said Register's Office.

d. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382 and 20031111-0164945, in the said Register's Office.

e. By-Laws of record in Instrument No. 20041022-00127537, in the said Register's Office.

f. Easements of record at Book 8197, Page 288, Book 9661, Page 919, Book 2338, Page 466, Instrument NO. 20000906-0088272, 20000906-0088271 and Instrument No. 20001030-0107415, as recorded in the said Register's Office.

g. Subject to to Reservation Right-of-Way of Grave Yard, Ingress/Egress of record in Book 1101, page 457a nd Book 1115, Page 302, in the said Register's Office.

unimproved ☐

This is improved ☑ property, known as 7343 Ole Nottingham 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 my/our hands this 3rd day of June, 2020.

Adam P. Conrad

Gina Conrad f/k/a Gina M. Follo

State of Tennessee
County of Williamson

Personally appeared before me Adam P. Conrad and Gina Conrad, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of June, 2020.

Notary Public
My Commission Expires: 12.2.23

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/2/2023

File No.: 5808-20

Certificate of Authenticity

I, Venikkia Branch, 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

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21