Karen Johnson Davidson County
Batch# 419561 DEEDWARR
06/18/2020 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $917.60
20200618-0064765

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jenny Kebir
Mohamed Mounir Kebir
1310 Clarke Street
Old Hickory, TN 37138-2931

SEND TAX BILL TO:
Heritage South Community CU
763 N Main Street
Shelbyville, TN 37160

MAP/PARCEL 053-03-0-193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Judith Gail Kirchner, unmarried, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Jenny Kebir and husband, Mohamed Mounir Kebir, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Section "B" Village of Old Hickory of record in Plat Book 1424, Page 67, 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 Judith Gail Kirchner, an unmarried person by Warranty deed from Thomas Wayne Gauger and wife, Lori Ann Gauger of record in Book 11473, page 996, Register's Office for Davidson County, Tennessee, dated May 10, 1999 and recorded on May 11, 1999.

This is improved property known as: **1310 Clarke Street, Old Hickory, Tennessee 37138-2931**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their 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.

Possession to be given 10th day of June, 2020.

WITNESS MY HAND on this the 10th day of June, 2020

Judith Gail Kirchner

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Judith Gail Kirchner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of June, 2020.

NOTARY PUBLIC

CHRISTI M. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/20/2022

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $248,000.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 200361

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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