Karen Johnson Davidson County
Batch# 433213 DEEDWARR
07/08/2020 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20200708-0074060

WARRANTY DEED

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

790092

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 10/31/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brenna Hussung	New Owner	162-07-0-096.00
(NAME)	(NAME)	
5053 McLendon Drive		
(ADDRESS)	(ADDRESS)	
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, **Realty Up LLC,** a Tennessee Limited Liability Company, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Julia Godfrey and Brennan Hussung, wife and husband,** 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:

Being Lot Number 16 on the Plan of Section One Colewood Hills of record in Plat Book 4300, Page 130, Surveyor's Certificate of Correction in Book 4634, Page 984, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Realty Up, LLC, from Wilson & Associates, PLLC, Successor Trustee, by Trustee's Deed on September 9, 2019, of record in Instrument Number 20200116-0005690, Register's Office for Davidson County, Tennessee.

Subject to all matters on Plan of record in Book 4634, Page 984, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 5053 McLendon 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 1st day of July, 2020.

REALTY UP LLC

Ayoob M. Ayoob
Member

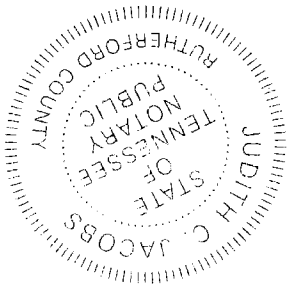
Wassem Abdelshahed
Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Ayoob M. Ayoob and Wassem Abdelshahed with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the only members of Realty Up LLC and that they as such members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Members.

WITNESS my hand and seal this 1st day of July, 2020.

Notary Public
My Commission Expires: 9-16-23



File No.: 202003004

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 790892

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

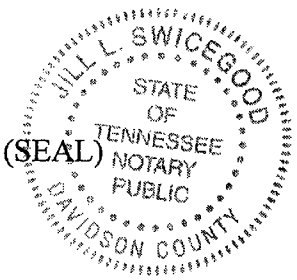
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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