Karen Johnson Davidson County
Batch# 440756 DEEDWARR
07/20/2020 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20200720-0079369

WARRANTY DEED

JACKIE RUDOLPH — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF July, 20 20

Notary Public

MY COMMISSION EXPIRES: 2/11/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omar Sinjo and Nafla Ramadan Sinjo	Pinnacle Bank	
(NAME) 3112 Thistle Down Ln	(NAME) 150 3rd Avenue South, Suite 1000	173100A00500CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DuPree M. Pinson and Erika N. Pinson, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Omar Sinjo and Nafla Ramadan Sinjo husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 5 on the Plan of Phase One, Barnes Bend Estates, of record in Instrument No. 20050802-0090369, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dupree M.Pinson and Erika N. Pinson by virtue of that certain Warranty Deed dated February 19, 2016, and being of record at Instrument No. 20160222-0016716 in the Register's Office of Davidson County, Tennessee.

DuPree Mantwel Pinson executed this instrument on behalf of Erika Nicole Pinson pursuant to Power of Attorney of record in 202007200079368, said Register's Office.
DuPree M Pinson and DuPree Mantwel Pinson are one and the same person.
Erika N Pinson and Erika Nicole Pinson are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20050802-0090369. Declaration of Restrictions, Protective Covenants. By-Laws and Easements recorded at Instrument No. 20050524-0058309. Easements of record at Book 5215, Page 482, Book 5385, Page 986, Book 6515, Page 495 and Instrument No. 20040413-0041473. Agreements of record in Instrument No. 20020201-0014182, 20010918-0100850, 20040413-0041473, 20020722-0087469, 20040907-0107464 and 20140903-0080512, in the said Register's Office. Common Areas of record in Instrument No. 20100520-0039082, in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3112 Thistle Down Ln 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 hand this 15th day of July, 2020.

DuPree M. Pinson

Erika N. Pinson by DuPree Mantwell Pinson Attorney-In-Fact

Erika N. Pinson, by Dupree Mantwell Pinson, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **DuPree M. Pinson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of July, 2020.

Notary Public

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

My Commission Expires: 7-5-21

STATE OF Tennessee
COUNTY OF Davidson

On this 15 day of July, 2020, before me personally appeared **DuPree Mantwell Pinson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Erika N. Pinson**, and who acknowledged that he executed the same as the free act and deed of **Erika N. Pinson.**

WITNESS my hand and official seal at office this 15th day of July, 2020.

Notary Public

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

My commission expires: 7-5-21

STATE OF Tennessee
COUNTY OF Davidson

DuPree Mantwell Pinson, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Erika N. Pinson**, the principal.

This 15th day of July, 2020

DuPree M. Pinson

WITNESS my hand and official seal at office this 15th day of July, 2020.

Notary Public

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

My commission expires: 7-5-21

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/13/2022

