Karen Johnson Davidson County
Batch# 441802 DEEDWARR
07/22/2020 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20200722-0080276

WHEN RECOREDED MAIL TO:
1982 PROVIDENCE PARKWAY SUAITE 255
MT JULIET, TN 37122

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Netco Title, Inc. 1982 Providence Parkway, Suite 255, Mt Juliet, TN 37211
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~RAMEY~~ SADEK DBA Ramy	~~RAMEY~~ SADEK DBA Ramy	Parcel ID # 150 16 0B 011.00
5744 Tru Long Drive Antioch, TN 37013	5744 Tru Long Drive Antioch, TN 37013	

For good consideration, I (We) **Nicholas O. Ukrakpor and Jodi Ukrakpor, husband and wife** hereby bargain, deed and convey **to Ramy Sadek, unmarried** in **Davidson County, Tennessee** to wit:

The Land is described as follows: Land in Davidson County, Tennessee, being all of Lot No. 11, on the Final Plat, Tru-Long Acres, as shown by plat appearing of record in Instrument Number 20040702-0079028, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Commonly known as: 5744 Tru Long Drive, Antioch, Tennessee 37013

Being the same property conveyed to Nicholas O. Ukrakpor and Jodi Ukrakpor, husband and wife by Warranty Deed from Kimberly McCrary, un unmarried person, dated 01/27/17 and recorded on 01/30/17 in Instrument No. 20170130-0009427, In Register's Office for Davidson County, Tennessee.

PARCEL ID: #150 16 0B 011.00

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 17th day of July, 2020.

Nicholas Ukrakpor, as attorney in fact Jodi Lynn Ukrakpor

Nicholas O. Ukrakpor

Jodi Ukrakpor
By her Power of Attorney, Nicholas Ukrakpor

STATE OF TENNESSEE}
COUNTY OF WILSON}

On this 17TH day of July, 2020 before me personally appeared **Nicholas O. Ukrakpor** to me known to be the person(s) described herein and who executed the foregoing instrument, and acknowledge that he executed the same for the purposes therein contained as his free act and deed.

(Seal) DECHAN ST CLOUD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Dechan St. Cloud
Notary Public

My Commission Expires: 11/20/2023

STATE OF TENNESSEE}
COUNTY OF WILSON}

On this 17th day of July, 2020 before me personally appeared **Nicholas O. Ukrakpor** to me known (or proved on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jodi Ukrakpor** acknowledged that such person executed the same as the free act and deed of **Jodi Ukrakpor.**

Witness my hand, at office, this 17th day of July, 2020.

(Seal) DECHAN ST CLOUD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Dechan St. Cloud
Notary Public

My Commission Expires: 11/20/2023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $255,000 ~~$310,000.00~~ which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

DB

Signature of Affiant

STATE OF TENNESSEE}
COUNTY OF WILSON}

Sworn to before me this 17th day of July, 2020.
Notary Public Dechan St. Cloud

My Commission Expires: 11/20/2023

True Copy Certification

I, Shannon Carter, 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 TN

County of Williamson

Personally appeared before me, Tisha Baldwin, a notary public for this county and state Tisha Baldwin, 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: 1-23-23

Notary' Seal (if on paper)

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY