Karen Johnson Davidson County
Batch# 452733 DEEDWARR
08/10/2020 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $626.78
20200810-0088504

WARRANTY DEED

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF July, 2020

Notary Public

MY COMMISSION EXPIRES: 11.8.21
(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
Marion Anthony Jones and LaToya Jones	New Owner	
(NAME) 3111 Justin Towne Ct	(NAME)	15003010700
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(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, **Refaat A Khalil and Magda Salib husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marion Anthony Jones and LaToya Jones husband and wife, Joint Tenants,** 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(S) 7B, AS SHOWN ON THE MAP ENTITLED ZONE LOT DIVISION LOTS 6, 7, AND 30 JUSTIN TOWNE SECTION TWO, OF RECORD IN PLAT BOOK 5200, PAGE(S) 618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Refaat A. Khalil and Magda Salib by virtue of that certain cash Deed dated June 22, 2012, and being of record at Instrument No. 20120625-0055326 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book 5200, Page 618. Deed Restrictions recorded at Book 6145, Page 436 located 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 unimproved / improved x property, known as 3111 Justin Towne Ct. 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 23rd day of July, 2020.

Refaat A Khalil

Refaat A Khalil

Magda Salib

Magda Salib

STATE OF
COUNTY OF

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

WITNESS my hand and official seal at office this 23rd day of July, 2020.

Judy L Holt

Notary Public

My Commission Expires:

JUDY L HOLT
Notary Public-State of Florida
Commission # GG 925755
My Commission Expires
October 24, 2023

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212