Karen Johnson Davidson County
Batch# 454254 DEEDWARR
08/11/2020 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $908.35
20200811-0089436

WARRANTY DEED

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/13/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hisham Shadid	Churchill Mortgage Corporation	182060A25100CO
(NAME)	(NAME)	
7204 Legacy Drive	1749 Mallory Lane, Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Caleb Ross Trollinger Sr. and Rachel Trollinger, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Hisham Shadid and Yasmin Badawi Hindiyeh, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 261 on the Final Plat of Old Hickory Hills, phase Two - Section Three, as shown by plat appearing of record in Instrument Number 20040420-0044507, and Surveyor's Certificate of Correction in Instrument Number 20041021-0126628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Caleb Ross Trollinger, single man by Warranty Deed from Jeffrey Todd Lassiter and Rebecca Evelyn Duke-Lassiter, husband and wife, dated 05/15/2015, and recorded 05/19/2015, of record in Deed Instrument 201505190045917, Register's Office for Davidson County, Tennessee.

The said Caleb Ross Trollinger having since married to Rachel Trollinger.

Subject To (1) All matters shown on the plat of record in Plat Instrument 200404200044507, and Surveyor's Certificate of Correction recorded in Instrument 200410210126628, (2) Covenants, conditions, easements and restrictions recorded in Instrument 200201160006750, (3) Agreement for Dedication of Easement including terms and conditions thereof as recorded in Instrument 200010300107214, (4) Easement including terms and conditions thereof as recorded in Instrument 200103060021333, (5) Easement including terms and conditions thereof as recorded in Instrument 200201230009339, (6) Easement including terms and conditions thereof as recorded in Instrument 200302260025749, (7) Rights of others under the terms and conditions contained in the Charter of record in Instrument 200201230009417, (8) Boundary Plat of record in Book 11190, Page 65, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7204 Legacy 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of July, 2020.

Caleb Ross Trollinger Sr.
Caleb Ross Trollinger Sr.

Rachel Trollinger
Rachel Trollinger

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caleb Ross Trollinger Sr. and Rachel Trollinger**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of July, 2020.

Tracey Trumphour
Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202008110089436

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY