Karen Johnson Davidson County
Batch# 456705 DEEDWARR
08/13/2020 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $980.13
20200813-0091019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Boula S. Nasr	Guaranteed Rate	Parcel ID: 164 08 OB 073.00
(NAME) 1416 Priestshore Bay	(NAME) 4110 N. Ravenswood Ave	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Chicago IL 60640	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Tracy Rae Roberts and Christopher Alan Roberts, Married**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Boula S. Nasr, Unmarried**, 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:

The following described tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 51 on the plan of Lakewallk, Section Two, as the same appears of record in Instrument No. 20060209-0016039, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Tracy Rae Roberts, married woman, and Christopher Alan Roberts, married man, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated June 24, 2008 and recorded on June 25, 2008 as Instrument No. 20080625-0065241, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1416 Priestshore Bay, Antioch, TN 37013

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 our hands this 13th day of August, 2020

Tracy Rae Roberts by Makeysha Sorensen attorney in fact

Tracy Rae Roberts
By Makeysha Sorensen as Attorney in Fact

Christopher Alan Roberts by Makeysha Sorensen attorney in fact

Christopher Alan Roberts
By Makeysha Sorensen as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tracy Rae Roberts and Christopher Alan Roberts, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Tracy Rae Roberts and Christopher Alan Roberts, for the purposes therein contained.

Witness my hand and official seal, this the 12th day of August, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

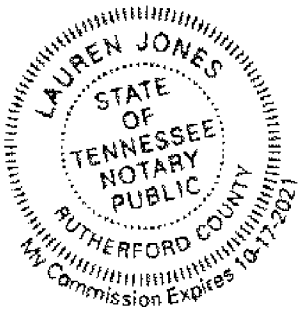
Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren Reynolds
My Commission Expires: 10/17/22