Send Tax Statements To:
New Owner

Name and Address of New Owner:
Marco Morkous
805 Harvest Grove Drive
Antioch, TN 37013

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel: 164-7-A/246CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **DOMINIQUE MCINTOSH**, * a single person has this day bargained and sold and does hereby transfer and convey unto, **MARCO MORKOUS , AN UNMARRIED MAN AND DIMYANA BOUSHRA, AN UNMARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, Being all of Lot No 216, Section Three Harvest Grove, according to plat and survey appearing of record in Instrument Number 20160429-0042362, of record in Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Dominique McIntosh, a single person, by deed from, Ole South Properties, Inc., a Tennessee Corporation, dated March 6, 2017, appearing of record in Instrument Number 20170320-0026745, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20060628-0077382; Charter of Homeowner's Association of record in Instrument Number 20060519-0059378; Stormwater Detention Agreement of record in Instrument Number 20060726-0090037, Instrument Number 20040707-0080492 and Instrument Number 20051005-0119710; Easement and Right of Way for Tennessee Valley Authority of record in Book 4418, page 491 and Book 4473, page 613; Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20160802-0079381; and to any and all matters shown on said plat and survey of record in Instrument Number 20160429-0042362; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MARCO MORKOUS , AN UNMARRIED MAN AND DIMYANA BOUSHRA, AN UNMARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** their heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 461898 DEEDWARR
08/21/2020 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $947.20
20200821-0094768

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 20th day of August, 2020.

Dominique McIntosh

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Dominique McIntosh and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 20th day of August, 2020.

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/20/2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $256,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 20th day of August, 2020.

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

NOTARY PUBLIC
My Commission Expires:

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