Karen Johnson Davidson County
Batch# 475359 DEEDWARR
09/14/2020 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200914-0104757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC My Comm. Expires 03/10/2021
COUNTY OF WILSON

W-SB-KWGH-20-216

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melad Ishak and Amira Bebawy	SWBC	
(NAME) **216 Grovedale Trace**	(NAME) 9311 San Pedro #100	164-07-0A-082.00-CO
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) San Antonio, TX 78216	
(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 consideration, the receipt of which is hereby acknowledged, **WELLINGTON A. JOHNSON, SR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELAD ISHAK AND AMIRA BEBAWY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 258 on the Plan of Final Plat of Harvest Grove (formerly Tillman), Section One of record in Plat at Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wellington A. Johnson, Sr., married by Warranty deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20070321-0034182 Register's Office for Davidson County, Tennessee, dated March 13, 2007 and recorded on March 21, 2007. (Value of consideration shown in aforementioned deed $166,900.00.) Being also known as 216 Grovedale Trace Antioch, Tennessee 37013.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20060726-0090037, amended Instrument No. 20061116-0142300, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20060628-0077382, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20060519-0059378 , in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20060707-0081730, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040707-0080492, in the Register's Office for Davidson County, Tennessee.
- Release of Public Utility Easement of record in Instrument Number 20070306-0027599, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **216 Grovedale Trace, Antioch, Tennessee 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 GRANTEE(S), their heirs and 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), 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/our hand(s) this the 11th DAY OF SEPTEMBER, 2020.

Wellington A. Johnson, Sr. by John Gleaves
Attorney in Fact

Donna Mary Johnson by John Gleaves
Attorney in Fact

Donna Mary Johnson, spouse of Wellington A. Johnson, Sr., hereby joins in this conveyance and does transfer and convey any and all marital interest Donna Mary Johnson may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WELLINGTON A. JOHNSON, SR. and DONNA MARY JOHNSON, and who acknowledged they executed the same as the free act and deed of the said WELLINGTON A. JOHNSON, SR. and DONNA MARY JOHNSON.

Witness my hand and official seal, this the 11th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY