Karen Johnson Davidson County
Batch# 477164 DEEDWARR
09/16/2020 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,640.21
20200916-0106131

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2127

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of September, 2020

Notary Public

Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lotfy Samy Issa and Sammy K. Said 324 Swynford Court Brentwood, TN 37027	New Owner	172-13-0A-058.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Jaeson Pierson, as Successor Trustee of the Amended and Restated Revocable Trust Agreement for the Sharon L. Whiting Revocable Trust dated April 5, 2012

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lotfy Samy Issa and Sammy K. Said

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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Williams Grove, Section Two, of record in Book 9700, Page 902 and revised in Book 11700, Page 22, 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 Sharon L. Whiting by Warranty Deed from Willie Mae O'Bannon, unmarried of record in Instrument No. 20060908-0111685, Register's Office for Davidson County, Tennessee, dated August 31, 2006 and recorded on September 08, 2006. (Value of consideration shown in aforementioned deed $348,500.00.) The said Sharon L. Whiting has since died testate on or about 4/10/20 with Last Will and Testament of record in the Muniment of Title in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division) in Docket No. 20P1057. Reference is made to the Final Order in Instrument No. 20200803-0084990, said Register's Office which vests Jaeson Pierson, as Successor Trustee of the Amended and Restated Revocable Trust Agreement for the Sharon L. Whiting Revocable Trust dated April 5, 2012. Reference is also made to the Last Will and Testament of Sharon L. Whiting of record in Instrument No. 20200803-0084991, said Register's Office.

Being also known as 324 Swynford Court, Brentwood, Tennessee 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 324 Swynford Court, Brentwood, TN 37027

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of September, 2020.

The Sharon L. Whiting Revocable Trust dated April 5, 2012

By: _____
Jaeson L. Pierson, Successor Trustee

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~WILLIAMSON~~ Sangamon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jaeson L. Pierson, Successor Trustee of The Sharon L. Whiting Revocable Trust dated April 5, 2012** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of September, 2020.

OFFICIAL SEAL
LAURIE P. MILLS
Notary Public, State of Illinois
My Commission Expires 08-28-2022

(Notary Seal)

_____
Notary Public
My Commission Expires: 8-28-2022

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022