WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 day of October, 2020

Dana Warsop
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ayoub Riad, a married man and Gerges Berta and Shereen Samy, husband and wife	SWBC Mortgage	151-09-0A-187.00
(NAME) 4436 Benchmark Drive	(NAME) 9311 San Pedro Ave, Suite 100	Karen Johnson Davidson County Batch# 490591 DEEDWARR 10/06/2020 02:42:30 PM 3 pgs Fees: $18.00 Taxes: $1,258.00 20201006-0115863
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78216	
(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, **Steven C. Wilgenbusch and Janet A. Wilgenbusch, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ayoub Riad, a married man and Gerges Berta and Shereen Samy, husband and wife**, 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. 187 on the Plan of Long Hunter Chase, Phase 2, of record in Book 7900, Page 763 and 764, corrected by Surveyor's Certification of Correction of record in Book 9473, page 43, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven C. Wilgenbusch, and spouse, Janet A. Wilgenbusch by Warranty Deed from JCH Development Company, Inc., dated July 26, 2000 recorded August 1, 2000, of record as Instrument No. 20000801-0075876, 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 4436 Benchmark Drive, Antioch, TN 37013

File Number: MTJ-2011919FC

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, has 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 2nd day of OCTOBER, 2020

Steven C. Wilgenbusch by _____, Attorney-in-fact

Steven C. Wilgenbusch by Brandon Lippman, Attorney in Fact

JANET A. Wilgenbusch by _____, Attorney-in-fact

Janet A. Wilgenbusch by Brandon Lippman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Brandon Lippman, 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 Steven C. Wilgenbusch, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Steven C. Wilgenbusch, for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of October, 2020.

_____
Notary Public

My Commission Expires: 2/27/2021

(SEAL)

DANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MTJ-2011919FC

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Brandon Lippman, 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 Janet A. Wilgenbusch, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Janet A. Wilgenbusch, for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of October, 2020.

Dana Warsop

Notary Public

My Commission Expires: 2/27/2021

(SEAL)

DANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MTJ-2011919FC