Karen Johnson Davidson County
Batch# 512922 DEEDWARR
11/10/2020 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20201110-0132210

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00.

Ashraf Morkos
Affiant

Subscribed and sworn to me on 11/06/20.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ashraf Morkos 1416 Forrestal Way Antioch, TN 37013	U.S. Bank N.A. 7601 Penn Ave S Richfield, MN 55423	150 12 0A 172.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David Chilton, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ashraf Morkos and Mariam Wahba, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 776 on the Plan of Phase 5-D, Somerset, of record in Plat Book 7900, Page 670, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Chilton by Quitclaim Deed from Patricia Chilton, of record in Instrument No. 20200409-0037589, Register's Office of Davidson County, Tennessee, dated March 28, 2020 and recorded on April 09, 2020.

Being the same property conveyed to David Chilton and Patricia Chilton by Special Warranty Deed from Gmac Mortgage Corporation, a corporation, of record in Instrument No. 20030625-0087316, Register's Office of Davidson County, Tennessee, dated March 28, 2003 and recorded on June 25, 2003.

This is Improved property, known as 1416 Forrestal Way Antioch, TN 37013

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is 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 GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 11/06/2020.

David Chilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/06/20, before me personally appeared David Chilton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 11/06/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY