WARRANTY DEED

Karen Johnson Davidson County
Batch# 529565 DEEDWARR
12/10/2020 01:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20201210-0144737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2020.

Notary Public

JOHN THOMAS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

MY COMMISSION EXPIRES: My Commission Expires May 8, 2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter, Suite 214, Nashville, TN 37211

File No.: 2020100265

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tanya Parker and Myra Barbee	Tanya Parker and Myra Barbee	
(NAME) 3768 Waterford Way	(NAME) 2050 Parkway Office Cir	137-13-0A-022.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY THOUSAND AND NO/100 Dollars ($290,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THARWAT MIKAEEL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TANYA PARKER AND MYRA BARBEE, 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(s) 22, as shown on the map entitled Final Plat Phase Three, Section Three, Peninsula Point, a Planned Unit Development, of record in Plat Book 11700, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THARWAT MIKAELL, by deed from SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of record in Instrument No. 20080708-0070075, dated June 30, 2008, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3768 Waterford Way, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Executed by my hand this 19th day of November 2020

Tharwat Mikaeel
Tharwat Mikaeel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public for the above State and County, personally appeared Tharwat Mikaeel to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 19th day of November 2020

Shahera Khalil
Notary Public

My Commission Expires: _____

SHAHERA KHALIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

I, Angela D. Green, 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.

Angela D. Green

State of Tennessee

County of Shelby

Personally appeared before me, John Thomas a notary public for the above county and state, Angela D. Green, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JOHN THOMAS JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires
May 8, 2023

MY COMMISSION EXPIRES: _____

Notary's Seal

I, Angela D. Green, 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.

Angela D. Green

State of Tennessee

County of Shelby

Personally appeared before me, John Thomas a notary public for the above county and state, Angela D. Green, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JOHN THOMAS JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

MY COMMISSION EXPIRES: _____

Notary's Seal

My Commission Expires
May 8, 2023

0144737