Karen Johnson Davidson County
Batch# 529907 DEEDWARR
12/11/2020 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20201211-0145126

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $317,000.00.

Affiant

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 4th day of December, 2020.

Notary Public:
My Commission Expires: 11/08/2022

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Shafeka Elaarag Adel Elaarag 512 Shoreline Ln Antioch TN 37013	New Owner at property address	164-08-0C-108.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lucinda Smith and Lannie Oneal Smith, Jr., wife and husband,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Shafeka Elaarag and Adel Elaarag wife and husband,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Final Plat of Hamilton Chase, Section Three, of record in Plat at Instrument No. 20070517-0059303, as amended in Instrument Nos. 20070529-0063683 and 20070723-0087046, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Lucinda Smith and Lannie Oneal Smith, Jr., wife and husband, by Warranty Deed from Lake Forest Homes, Inc., a Tennessee corporation, dated 9/30/2016 and recorded 10/11/2016 in Instrument No. 20161011-0107269, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050728-0087946, as amended in Instrument No. 20051031-0131315, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter in Instrument No. 20060914-0113689, Register's Office for Davidson County, Tennessee.

Subject to Road Agreement and Sewer Easement of record in Instrument No. 20040416-0043248, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement of record in Instrument No. 20040102-0000420, Register's Office for Davidson County, Tennessee.

Subject to Telephone Easement of record in Instrument No. 20060707-0081733, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Instrument No. 20070517-0059303, as amended in Instrument Nos. 20070529-0063683 and 20070723-0087046, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_X_) improved (___) unimproved property, known as: 512 Shoreline Ln., Antioch, TN 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), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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 my/our ~~hand(s) this~~ the 4th day of December, 2020.

Lucinda Smith

Lannie Oneal Smith, Jr.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Lucinda Smith and Lannie Oneal Smith, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of December, 2020.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022