Karen Johnson Davidson County
Batch# 533386 DEEDWARR
12/15/2020 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20201215-0147419

Name and Address of New Owner:
Gerges Ibrahim
604 Chestwick Court
Antioch, TN 37013

Send Tax Statements To:
US Bank
4801 Frederica St.
Owensboro, KY 42301

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20112317

Map and Parcel: 151 09 0A 228.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trevor Lewis Bivens and Jessica Lynne Bivens, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gerges Ibrahim and Hanaa Hakim, 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. 228, Final Plat, Phase 3, Section 1 (35 Lots), First Revision, Long Hunter Chase, a residential Planned Unit Development of record in Plat at Instrument No. 20001103-0109138, 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 Trevor Lewis Bivens and Jessica Lynne Bivens, husband and wife by Warranty Deed from Jeffrey Brewer, a single man of record in Instrument No. 20191231-0134749, Register's Office for Davidson County, Tennessee, dated December 26, 2019 and recorded on December 31, 2019.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat at Instrument No. 20001103-0109138; Covenants, Conditions and Restrictions of record in Book 9430, Page 251, amended in Book 9534, Page 938, Book 9534, Page 942, Instrument No. 20010514-0049630, Instrument No. 20020930-0118656; By Laws of record in Book 9430, Page 279; Sewer Easement of record in Instrument Number 20001030-0107415, Instrument No. 20000906-0088271. Instrument No. 20000906-0088272; PUD Boundary of record in Book 7900, Page 595; Drainage Easement to Metropolitan Government of record in Book 4717, Page 515; QCD of common areas to HOA of record in Instrument No. 20021003-0120427, Instrument No. 20030820-0120927; Transmission Line Easement to USA of record in Book 2336, Page 532, Book 2338, Page 406, Book 4428, Page 568, Book 4446, Page 423 and Book 4535, Page 351; Sewer Easement of record in Book 9588, Page 930, Book 9988, Page 793, Book 10796, Page 628 and Book 10796, Page 625; Easement to Tennessee Telephone Co. of record in Book 9661, Page 919; Deed of Conveyance for Sewer of record in Book 9988, Page 793; Deed of Conveyance for Water Main of record in Book 9988, Page 821; Charter for HOA of record in Book 9433, Page 953; Right of Way to Cemetery of record in Book 1101, Page 457; Book 1115, Page 302; and Instrument No. 20020718-0086411; Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 288; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 604 Chestwick Court, 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 8th day of December, 2020.

Trevor Lewis Bivens
Trevor Lewis Bivens

Jessica Lynne Bivens
Jessica Lynne Bivens

State of Tennessee

County of Rutherford

Personally appeared before me, Trevor Lewis Bivens and Jessica Lynne Bivens with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th of December, 2020.

Notary Public
My Commission Expires: 8/22/20

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $289,900.00.

Affiant Signature

Subscribed and sworn to before me, this 8th day of December, 2020.

Notary Public
My Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY