Karen Johnson Davidson County
Batch# 533514 DEEDWARR
12/15/2020 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $739.96
20201215-0147583

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,990.00.

Mary A Hanna
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1035

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mary A. Hanna, married	Everett Financial, Inc. dba Supreme Lending	Map: 164120A01400CO
(NAME) 3209 Cloudfalls Trace	(NAME) 14801 Quorum Drive, Suite 300	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED NINETY AND NO/100 DOLLARS ($199,990.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHENOUDA SHEHATA, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARY A. HANNA, MARRIED WOMAN,

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 the 1st Civil District of Davidson County, Tennessee. Being Lot No. 14 on the Plan of Weatherstone, a Planned Unit Development, of record as Instrument No. 20020926-0117440, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Shenouda Shehata, Unmarried, by deed from The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20140211-0011961, dated February 7, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Instrument No. 20020926-0117440, said Register's Office; (3) Charter for Homeowners Association of record in Instrument No. 20180207-0012329, in the Register's Office for Davidson County, Tennessee; (4) Deed of common areas to Homeowners Association of record in Instrument No. 20190808-0079019, in the Register's Office for Davidson County, Tennessee; (5) PUD Boundary of record in Instrument No. 20020718-0086527, in the Register's Office for Davidson County, Tennessee; (6) 50 Foot Right of Way for Ingress and Egress of record in Book 4706, Page 227, Book 11533, Page 826 and Instrument No. 20010403-0032129, in the Register's Office for Davidson County, Tennessee; (7) Easement to Tennessee Electrical Power Co. of record in Book 437, Page 38, in the Register's Office for Davidson County, Tennessee; (8) Ingress and Egress Easement of record in Book 2671, Page 127 and Book 4457, Page 350, in the Register's Office for Davidson County, Tennessee; (9) This conveyance is subject to Restrictive Covenants of record in Instrument No. 20020611-0071030, amended in Instrument No. 20031015-0152650, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 3209 Cloudfalls Trace, 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.

Witness our hands this 10 th day of December, 2020.

Shenouda Shehata

STATE OF CALIFORNIA
COUNTY OF KERN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shenouda Shehata, 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, 10 th day of ~~December~~, 2020.

My Commission Expires: JUNE 17, 2023

Notary Public

BLANCA E. MORALES
COMM.# 2293737
NOTARY PUBLIC - CALIFORNIA
KERN COUNTY
My Comm. Expires June 17, 2023

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.