NEW OWNER:
Mecheal Botros
1445 Rockglade Run
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-453

MAP & PARCEL
164-07-A 210.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 535005 DEEDWARR
12/16/2020 08:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20201216-0148226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS ($295,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ESTATE OF RANDOLPH BLAKE WINDLOW, by Tammy Yvonne Simpson as Administrator** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Mecheal Botros, an unmarried man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being all of Lot No. 154, Section Two, Harvest Grove, formerly "Tillman Property", as shown on plan of record in Instrument Number 20140529-0046065, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Randolph B. Windlow, an unmarried person by Warranty Deed from Ole South Properties, Inc, a Tennessee Corporation, filed of record on the 9th day of April, 2015, at Instrument Number 20150409-0031214, Register's Office for Davidson County, Tennessee.

Being the same property as 1445 Rockglade Run, Antioch, TN 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 9th day of December, 2020.

Estate of Randolph Blake Windlow

By: Tammy Yvonne Simpson 12/9/20

Tammy Yvonne Simpson, Administrator

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Estate of Randolph Blake Windlow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Tammy Yvonne Simpson, Administrator of the Estate of Randolph Blake Windlow, the within-named bargainor, and as such Executrix, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Administrator.

WITNESS my hand and official seal at office this 9th day of December, 2020.

LISA G CHANEY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 07-11-2021

202012160148226

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The actual consideration or value, whichever is greater, for this transfer is $**295,000.00**.

Mechael Botros

AFFIANT

Sworn to and subscribed to before me this 9 day of December, 2020.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, TODD A. TRESSLER, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 WILSON

Personally appeared before me, LISA P. CHANEY, a notary public for this county and state,
Notary's Name

TODD A. TRESSLER, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731