Karen Johnson Davidson County
Batch# 542110 DEEDWARR
12/23/2020 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20201223-0153232

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. HOH-MS

~~THIS INSTRUMENT~~ **PREPARED BY:**
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 201131861

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00.

Abanoub Mousa
Affiant

Subscribed and sworn to before me, this 23rd day of December, 2020.

Notary Public
My Commission Expires: 5/2/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Abanoub Mousa 1747 Sprucedale Drive Antioch TN 37013		Tax Parcel ID No. 175-02-0E-023.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derrick D. Wright, single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abanoub Mousa, a single man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3401 on the Plan of Section Four, Old Hickory Commons, A Planned Development of record in Plat at Instrument No. 20170815-0083582, 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 Derrick D. Wright, single man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20180130-0009525 Register's Office for Davidson County, Tennessee, dated January 19, 2018 and recorded on January 30, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20170815-0083582, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Old Hickory Commons with By-Laws appended thereto, of record in Instrument No. 20070920-0112646, as amended in Instrument No. 20071213-0143334, as amended and restated by Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons with Charter and By-Laws appended thereto, in Instrument No. 20080317-0026338, as further amended in Instrument No. 20080710-0071087, Instrument No. 20081117-0113467, Instrument No. 20101222-0101832, Instrument No. 20130322-0028759, Instrument No. 20140207-0011094, Instrument No. 20170602-0055284, and Instrument No. 20190502-0040941, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap,

familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to all matters shown on the Plan attached as an Exhibit to the Amendment To Restated Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Sections One, Two and Three, of record in Instrument No. 20170602-0055284, in the Register's Office for Davidson County, Tennessee.
Conveyance of all common areas to HOA of record in Instrument No. 20080402-0032833, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement to Colonial Pipeline Company of record in Book 3570, Page 11, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement(s) of record in Book 2344, Page 432, Book 4425, Page 535 and Book 11124, Page 716, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20060307-0026092, in the Register's Office for Davidson County, Tennessee.
Easement(s) to Tennessee Telephone Company of record in Instrument No. 20080709-0070604 and Instrument No. 20081121-0114642, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument Number 20161212-0130102, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1747 Sprucedale Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2020.

Derrick D. Wright

Derrick D. Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derrick D. Wright, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2020.

Nathan L Powers

Notary Public
My Commission Expires: 01/17/21



True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

