WARRANTY DEED

Karen Johnson Davidson County
Batch# 543804 DEEDWARR
12/31/2020 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20201231-0154908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Gerges	united wholesale mortgage	
(NAME)	(NAME)	13514OA20200CO
1028 Blue Mountain Lane	585 South Blvd E	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Pontiac MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gerald Phillip Sinclair, Alvin L. Sinclair, and Patricia Clark,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Gerges,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*an unmarried man

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Pinnacle Point Subdivision, Phase Five of record in Plat Book 8250, Page 842, 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 Fredrick Sinclair by Warranty deed from Mary Kimberly Smith of record in Instrument No. 20010423-0039956 Register's Office for Davidson County, Tennessee, dated April 12, 2001 and recorded on April 23, 2001. Frederick Sinclair died August 18, 2020 testate and his will has been probated at Docket No. 20P1970 in the Probate Court of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1028 Blue Mountain Lane Antioch, TN 37013
(House Number) (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 my hand this 23rd day of December, 2020.

Gerald Phillip Sinclair

Alvin L Sinclair, By Gerald Phillip Sinclair, Attorney in Fact

Patricia Clark by Gerald Phillip Sinclair, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Gerald Phillip Sinclair** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of December, 2020.

Notary Public

My Commission Expires: _____

LISA A. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public, in and for said State and County, **Gerald Phillip Sinclair,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of **Alvin L Sinclair and Patricia Clark** and acknowledged that he executed the same as the free act and deed of the said **Alvin L Sinclair and Patricia Clark.**

WITNESS my hand and official seal at office this 23rd day of December, 2020.

Notary Public

My Commission Expires: _____

LISA A. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY