Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0016

Karen Johnson Davidson County
Batch# 544320 — **DEEDWARR**
01/04/2021 10:05:47 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20210104-0000256

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 280,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of December, 2020

Notary Public

Commission Expires: 11/21/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kerolos Yousef 1504 Mock Orange Circle Nashville, TN 37217	SWBC Mortgage 9311 San Pedro #100 San Antonio, TX 78216	35-14-0B-008.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Fran Antonacci and Mildred Serdula, as devisees and Fran Antonacci, Executrix of the Estate of Sharon Lee Antonacci

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kerolos Yousef and Marion Yacoub, 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. 8 on the Final Pat, Phase One, Ransom Place, of record in Plat Book 6900, Pages 922-924, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Sharon Antonacci, by Quitclaim Deed from Linda A. Kunze, dated 6/30/2003 and recorded 7/14/2003 in Instrument No. 20030714-0098165; and being the same property previously conveyed to Linda A. Kunze and Sharon L. Antonacci, both unmarried persons, as joint tenants with rights of survivorship, by Warranty Deed from Marsha T. Harrison LaFollette and husband, Bill LaFollette, dated 10/31/1994 and recorded 10/31/1994 in Book 9506, Page 646, in the Register's Office of Davidson County, Tennessee. The said Sharon Antonacci, also known as Sharon Lee Antonacci, having since died, testate, on August 21, 2020, her Estate being probated under Docket No. 20P-1557, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised her residual estate equally to Fran Antonacci and Mildred Serdula. The said Fran Antonacci having been appointed Executor of the Estate of Sharon Lee Antonacci by Order filed 10/15/2020 in the Probate Court for Davidson County, Tennessee.

Power of Attorney of record in Instrument No 20210104-0000255, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1504 Mock Orange Circle Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Dated this the 29th day of December, 2020.

The Estate of Sharon Lee Antonacci

Fran Antonacci

Mildred Serdula, by Fran Antonacci, her Attorney-In-Fact

Fran Antonacci, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fran Antonacci** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of December, 2020.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Fran Antonacci**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Mildred Serdula** and that she is authorized by **Mildred Serdula** to execute this instrument on his/her behalf.

Witness my hand and official seal at Nashville, Tennessee this 29th day of December, 2020.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fran Antonacci as Executrix of The Estate of Sharon Lee Antonacci** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of December, 2020.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6-20-2021

WARRANTY DEED