WARRANTY DEED

Karen Johnson Davidson County
Batch# 549818 DEEDWARR
01/08/2021 10:02:30 AM 2 pgs
Fees: $13.00 Taxes: $1,250.60
20210108-0003851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/30/24
(AFFIX SEAL)

J. KATHERINE TAX NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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

File No.: 20-1174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Youssef Girgis and Hanaan Nasralaah	New Owner	Map: 149150A08000CO
(NAME) 2637 Welshcrest Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-EIGHT THOUSAND AND NO/100 DOLLARS ($338,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARCUS CURRIE, UNMARRIED,

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

YOUSSEF GIRGIS AND HANAAN NASRALAAH, 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. 110, on the Plan of Cambridge Forest, Section Three, a Planned Unit Development, of record in Book 11700, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marcus Currie, an unmarried person from S&A Construction Company, LLC by deed of record in Instrument 20050329-0033904, dated March 10, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 44, said Register's Office.

Quitclaim Deed to Homeowners Association of record in Instrument 2003062-40086953, Register's Office for said County.

Charter for Homeowner's Association of record in Book 10343, Page 769, said Register's Office.

Storm Water Detention Agreement of record in Book 10805, Page 497 and Book 7632, Page 962, Register's Office for said County.

Telephone Line Easement of record in Book 1207, Page 529, Register's Office for said County.

Agreement of record in Book 1147, Page 148, Register's Office for said County.

Sewer and Drainage Easement of record in Book 6881, Page 320; Book 7453, Page 445; and Book 8795, Page 158, Register's Office for said County.

Roadway Easement of record in Plan Book 3, Page 26, Register's Office for said County.

Deed of Conveyance of record in Book 10800, Page 894 and Page 932, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 10332, Page 1; Book 10774, Page 723; and Instrument 20020221-0022797, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2637 Welshcrest Drive, 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 7th day of January, 2021.

Marcus Currie

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 Marcus Currie, 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, 7th day of January, 2021.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22