WARRANTY DEED

Karen Johnson Davidson County
Batch# 557621 **DEEDWARR**
01/20/2021 02:34:09 PM 2 pgs
Fees: $13.00 Taxes: $1,914.53

20210120-0008764

J-SB-AH-21-324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,440.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth P Gregory	**New Owner**	
(NAME)	(NAME)	
324 Swynford Ct		**172 13 0A 058.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOTFY SAMY ISSA AND SAMMY K. SAID,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH P. GREGORY, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Section Two, Williams Grove, of record in Book 9700, Page 902 and Revised Plat recorded in Book 11700, Page 22, 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 Lotfy Samy Issa and Sammy K. Said, by Warranty Deed from Jaeson Pierson, as Successor Trustee of the Amended and Restated Revocable Trust Agreement for the Sharon L. Whiting Revocable Trust dated April 05, 2012, of record in Instrument No. 20200916-0106131, in the Register's Office of Davidson County, Tennessee, dated September 11, 2020 and recorded on September 16, 2020.

**Said property is not the primary residence for either Grantor.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Williams Grove, as recorded in Plat Book 9700, Page(s) 902 and Revised Plat recorded in Book 11700, Page 22.

- Declaration of Covenants, Conditions and Restrictions recorded in Book 10741, Page 678 and Amended recorded in Book 11167, Page 755 and Book 11643, Page 316 and Supplemental recorded in Instrument No. 19991206-0300190 and Amended recorded in Instrument No. 20010514-0049490.

- Easement for Driveway Encroachment, recorded in Instrument No. 20030904-0128544.

- Stormwater Detention Agreement as set forth in instrument recorded in Book 10951, Page 699.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **324 Swynford Ct, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF JANUARY, 2021.

Lotfy Samy Issa

Sammy K. Said

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOTFY SAMY ISSA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMMY K. SAID, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212