Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 558539 DEEDWARR
01/21/2021 12:41:43 PM 2 pgs
Fees: $13.00 Taxes: $765.90

20210121-0009258

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Elizabeth Aldana
Affiant

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

Carrie Borden
Notary Public

MY COMMISSION EXPIRES: 12/6/21
(AFFIX SEAL)

Carrie Borden State of Tennessee Notary Public Williamson County My Commission Expires December

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
Shery Assal	Primary Residential Mortgage	
(NAME)	(NAME)	163040A11400CO
3001 Hamilton Church Rd #114	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Salt Lake City UT 84116	
(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, **Tiffany N. Rugless-Thompson, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Shery F. Assal, unmarried woman and Kirolos Morkos, unmarried man, 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 Unit No. 114, Hamilton Crossing Townhomes, a Planned Unit Development of record in Instrument NO. 20040212-0016945, as amended in Instrument No. 20050701-0075731, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tiffany R. Rugless-Thompson, by virtue of that certain Quit Claim Deed dated February 27, 2020, and being of record at Instrument No. 20200402-0035296, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Tiffany Rugless and Courtney Thompson, by virtue of Warranty Deed dated May 30, 2014 at Instrument No. 20140602-0046983, in t said Register's Office, 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 3001 Hamilton Church Rd. #114 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 19th day of January, 2021.

Tiffany N. Rugless-Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 19th day of January, 2021.

Notary Public

My Commission Expires: 7-5-21

CARLA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021