Karen Johnson Davidson County
Batch# 565899 DEEDWARR
02/02/2021 09:26:30 AM 4 pgs
Fees: $23.00 Taxes: $499.13
20210202-0014742

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $134,900.00.

Affiant

Subscribed and sworn to before me this 25th day of January, 2021.

Notary Public
My Commission Expires: 2/20/2023

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KIMBRA SPANN

2020-795

Address of New Owner:	Send Tax Bills to:	Tax Information:
Maicheal Basiliuous and Hafez Gobrial	New Owner	
3409 Whitestail Court		136-10-0B-014.00-CO
Nashville, TN, 37013		

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, we

Van Woodson and Carla R. Woodson, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Maicheal Basiliuous, unmarried and Hafez Gobrial, married, tenants in common with rights of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 41, Unit 41, a revisionof Lots 41 and 42 on the Condominium Site Plan, Lots 15-20 and 41-56, Section Four, Priest Lake Forest as shown on plat of record in Plat Book 6200, page 75, amending in Plat Book 5200, page 573 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Van Woodson and Carla R. Woodson, husband and wife by Warranty deed from Ruth Stewart, married of record in Instrument No. 20180301-0019408 Register's Office for Davidson County, Tennessee, dated February 26, 2018 and recorded on March 1, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3528 Seneca Forest Drive, 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 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 22nd day of January, 2021.

Van Woodson

Carla R. Woodson

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van Woodson and Carla R. Woodson, 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 at Nashville, Tennessee, this 22nd day of January, 2021.

Notary Public
My Commission Expires: 3/5/22



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 1/22/2021 before me, Ann Marie Nugent, Notary Public
(insert name and title of the officer)

personally appeared Van Woodson and Carla R. Woodson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ANN MARIE NUGENT
COMM. #2233343
Notary Public - California
Orange County
My Comm. Expires Mar. 5, 2022

NRO1 NRO1

True Copy Certification

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

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

