Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 566345 DEEDWARR
02/03/2021 09:27:50 AM 2 pgs
Fees: $13.00 Taxes: $1,269.10

20210203-0015285

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/30/2024
(AFFIX SEAL)

MICHAEL MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

File No.: 20-1142

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Feras Ibrahim Shoukeir and Layale H. El Ajamy, husband and wife	Canopy Mortgage, LLC	Map: 08709010200
(NAME) 4925 Seiner Ct.	(NAME) 3160 Technology CT. Ste 200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Lindon UT 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-THREE THOUSAND AND NO/100 DOLLARS ($343,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN S. FLYNN AND HAYLEE E. FLYNN, HUSBAND AND WIFE,

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

FERAS IBRAHIM SHOUKEIR AND LAYALE H. EL AJAMY, 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 all of Lot No. 47, on the Final Plat of New Hope Estates, Phase Two, of record in Plat Book 9700, Page 101, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Brian S. Flynn and Haylee E. Flynn, husband and wife, by deed from Jami D. Golden and wife, Katie V. Golden, of record in Instrument No. 20130802-0080845, dated July 31, 2013, 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 9700, Page 101, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6909, Page 840, said Register's Office; (4) Joint Use and Dedication of Easement Agreement of record in Book 7216, Page 477, and correction of Joint Use and Dedication of Easement Agreement of record in Book 8111, Page 562, said Register's Office; (5) Easement of record in Book 8111, Page 567, said Register's Office; (6) All matters including but not limited to an Easement of record in Book 9550, Page 330, said Register's Office; (7) Deed of Conveyance or record in Book 10208, Page 744, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4925 Seiner Ct., Hermitage, TN 37076
(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 22nd day of January, 2021.

Brian S. Flynn

Haylee E. Flynn

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 Brian S. Flynn and Haylee E. Flynn, 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, 22nd day of January, 2021.

My Commission Expires: 3/6/24

Notary Public

