Karen Johnson Davidson County
Batch# 575814 DEEDWARR
02/23/2021 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20210223-0022169

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-166

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of February, 2021

Notary Public

Commission Expires: 9/6/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wael Garas and Mariana Bakhet 8216 Ramstone Way Antioch, TN 37013	Same	182-06-0A-174.00-CO

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, I/WE,

Sherica Nelms and Michael Nelms, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wael Garas and Mariana Bakhet, 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. 171 on the Plan of Final Plat, Old Hickory Hills, Phase Two - Section One of record in Plat at Instrument No. 20030623-0086188, 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 Sherica R. Clark, Sole Proprietor by Cash Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20060530-0063308 Register's Office for Davidson County, Tennessee, dated May 10, 2006 and recorded on May 30, 2006.
**The above referenced Cash Deed referenced the incorrect Plat Instrument number 200300623008618 and should have read Plat Instrument Number 2003006230086188.

The said Michael Nelms, spouse of Sherica Nelms, joins in the execution of this instrument to convey his marital interests, if any, in said property.

Being also known as 8216 Ramstone Way, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8216 Ramstone Way, Antioch, TN 37013

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 so 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.

Dated this the 17th day of February, 2021.

Sherica Nelms

Sherica Nelms

Michael Nelms

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sherica Nelms and Michael Nelms,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of February, 2021.

COUNTY OF DAVIDSON * SUSAN L HENRICH * STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 9/6/22

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

