Karen Johnson Davidson County
Batch# 592822 DEEDWARR
03/16/2021 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20210316-0034950

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$320,000.00~~: $308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXPIRES JULY 10, 2024
WILSON COUNTY

J-SB-HFR-21-6009

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)
Melissa Lockhart	**NEW OWNER**	
(NAME)	(NAME)	**164-13-0-147.00**
6009 Monroe Xing		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **ADEL SAMY AND USTINA A. BOUTROS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA LOCKHART, UNMARRIED WOMAN,** 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. 137, on the plan of Asheford Crossing, Section Three, as shown by plat of record in Book 9700, Page 545, 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 Agron Kolshi and Emine Kolshi by deed from Habib Hanna and wife, Abir Abdel Malak, dated December 10, 2004, recorded December 15, 2004, of record in Instrument No. 20041215-0149462, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rezant Kolshi by Quitclaim Deed from Agron Kolshi and Emine Kolshi, dated November 3, 2017, recorded November 3, 2017, of record in Instrument No. 20171103-0113280, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Adel Samy and Ustina A. Boutros, husband and wife by deed from Agron Kolshi and Emine Kolshi, husband and wife, and Rezart Kolshi, a married man, dated February 12, 2019, recorded February 26, 2019, of record in Instrument No. 20190226-0017185, in the Register's Office for Davidson County, Tennessee. Mejreme Kolshi, spouse of Rezart Kolshi, joined in this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to:
- Taxes for the year 2021.
- Plan of record in Plat Book 9700, Page 545, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9651, Page 900, Book 9980, Page 482, Book 10301, Page 180, Book 10640, Page 941, Book 10353, Page 575, Book 10717, Page 97, Book 11455, Page 769 and Instrument No. 20001018-0103441, Register's Office for Davidson County, Tennessee.
- By-Laws of Asheford Crossing Homeowners Association, Inc. of record in Book 9651, Page 925, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress and Egress of record in Book 1224, Page 257, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants, Dedication of Easements and Sewer Reimbursement Agreement, of record in Book 9336, Page 238, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **6009 Monroe Xing, Antioch, Tennessee 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 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 12TH DAY OF MARCH, 2021.

Adel Samy

Ustina A. Boutros

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADEL SAMY, 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 12th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, USTINA A. BOUTROS, 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 12th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

True Copy Certification

I, Megan Kriner, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/17/21

{Notary' Seal}

