Karen Johnson Davidson County
Batch# 595860 DEEDWARR
03/22/2021 07:46:30 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20210322-0036951

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $439,900.00

Affiant

Subscribed and sworn to before me, this 16 day of March 2021.

Notary Public
My commission expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Address of New Owner:	Send Tax Bills to:	Tax Information
Marianna LaNoue 2161 Tinnin Rd Goodlettsville, TN 37072	Swbc mortgage PO Box 11733 Newark, NJ 07101	007-00-0-113.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Rakay, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Marianna LaNoue and Karim Toudji, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, March 8, 1973, as follows:

Beginning at a point 500 feet West of Tinnin Road and in the center line of Church Camp Road and common corner with property retained by Bowman; thence, following the center of Church Camp Road S. 85 deg. 30' W. 97.4 feet to a point, N. 80 deg. W. 101.5 feet to a point, N. 63 deg. W. 123 feet to a point, N. 47 deg. W. 220.5 feet to a point; thence, leaving Church Camp Road, N. 4 deg. 30' W. 80.5 feet to a point; thence N. 74 deg. 30' E. 248 feet to a point; thence, S. 80 deg. 30' E. 136 feet to a point; thence, S. 49 deg. 15' E. 100 feet to a point; thence S. 7 deg. 45' E. 111.7 feet to a point; thence, S. 6 deg. 45' E. 155 feet to a point, and containing 3.0 acres, more or less.

Grantor also conveys to Grantees all right, title and interest in and to Church Camp Road leading to Tinnin Road.

Being the same property conveyed to Matthew Rakay, unmarried, by Warranty Deed from Richard W. Uselton and wife, Janelle M. Uselton, dated Mach 13, 2007 of record as Instrument No. 20070319-0033172, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2161 Tinnin Rd, Goodlettsville, TN 37072

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 16th day of March, 2021.

Matthew Rakay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, ~~Tennessee~~, this the 16th day of March, 2021.

Notary Public

My Commission expires: 6.17.2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2021037009

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter
Notary Signature