Karen Johnson Davidson County
Batch# 615975 DEEDWARR
04/15/2021 02:13:30 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20210415-0050588

Name and Address of New Owner:
William Coffee
7220 Wild Apple Court
Antioch, TN 37013

Send Tax Bills To:
William Coffee
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 182120A11200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Magdi Hanna, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Coffee, unmarried man** "the Grantee," the following described real estate in Davidson County, Tennessee :

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 217, AS SHOWN ON THE MAP ENTITLED SECTION FIVE, APPLE VALLEY, OF RECORD AS INSTRUMENT NO. 20060315-0029579, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MAGDI HANNA, MARRIED, BY QUITCLAIM DEED FROM KARAS HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON SEPTEMBER 24, 2018, OF RECORD IN INSTRUMENT NO. 20180924-0094220, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 7220 WILD APPLE CT., ANTIOCH, TN 37013.

This is not nor has it ever been the marital property of Magdi Hanna and his spouse.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of April, 2021.

Magdi Hanna (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2021, before me personally appeared Magdi Hanna, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2021.

Notary Signature
My commission expires: 11822

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 14th day of April, 2021.

Notary Public
My commission expires: 11·8·22
File No. 2021-2389

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

True Copy Certification

I, John A. Bell Jr., 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 TN
County of Davidson

Personally appeared before me, Leah Moore, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025
Notary Seal (if on paper):

LEAH MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY