This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-11487-LV

Karen Johnson Davidson County
Batch# 616038 DEEDWARR
04/15/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20210415-0050672

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Theresa Harman
Affiant

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this the 14th day of April, 2021.

Notary Public
My Commission Expires: 3/12/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maichel Basilious and Hafez Ghobrial 3409 Whitesail Ct. Antioch, TN 37013	Address of New Owner	064 04 0 106.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bobby Lee Stanley, Jr., Successor Trustee of The Rebecca Fry Revocable Living Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hafez Ghobrial, married and Maichel Basilious, unmarried**, hereinafter called the Grantee(s), his/her/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. 34B of the Zone Lot Division of Lot No. 34, Lake Country, Section 1, of record in Plat Book 5800, Page 386, amending Plat Book 5200, Page 493, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca Fry, Trustee, for the Revocable Living Trust of Rebecca Fry, by Quitclaim Deed from Rebecca Fry, an unmarried individual, of record in Instrument No. 20191218-0130638 in the Register's Office of Davidson County, Tennessee, dated November 26, 2019 and recorded on December 18, 2019.

Being the same property conveyed to Rebecca Fry, a single person, by Cash Deed for Tennessee from John C. Weicher, Acting Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8854, Page 854 in the Register's Office of Davidson County, Tennessee, dated January 29, 1993 and recorded on February 02, 1993.

This is ☒ improved or ☐ unimproved property located at: **4624 Woodview Circle, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2021.

GRANTOR:

The Rebecca Fry Revocable Living Trust

By: Bobby Lee Stanley Jr. Successor Trustee
Bobby Lee Stanley, Jr., Successor Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bobby Lee Stanley, Jr., Successor Trustee of The Rebecca Fry Revocable Living Trust, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of April, 2021.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24

202104150050672

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM