THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210333927

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MM. EXPIRES MAY 9, 2023

Karen Johnson Davidson County
Batch# 618365 **DEEDWARR**
04/19/2021 03:23:25 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20210419-0052280

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Calli Cox and Michael Leighton 657 Hicks Road Nashville TN 37221	New Owner	Tax Parcel ID No. 128 06 0 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Loay Ghossein and Gretchen M. Ghossein, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Calli Cox and Michael Leighton,** _____, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 182 on the plan of Stacy Square, Section 4, Davidson County, Tennessee, as of record in Book 4460, Page 12, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Loay Ghossein and Gretchen M. Ghossein, husband and wife, by Warranty deed from James P. Hollihan, Jr., married, of record in Instrument No. 20180517-0047462, in the Register's Office of Davidson County, Tennessee, dated May 15, 2018 and recorded on May 17, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Stacy Square Section 4, as recorded in Plat Book 4460, Page(s) 12.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4504, Page 406.

This is improved property located at 657 Hicks Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 13th day of April, 2021.

Loay Ghossein

Gretchen M. Ghossein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Loay Ghossein and Gretchen M. Ghossein, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024