WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-11455-MC

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-11455-TC

Karen Johnson Davidson County
Batch# 620103 DEEDWARR
04/21/2021 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210421-0053344

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 19th day of April, 2021.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Atef Istafanous 308 Rocky Top Court Antioch, TN 37013	SWBC Mtg 9311 San Pedro #100 San Antonio TX 78216	176-05-0B-145.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Deborah G. Sparkman, Trustee of the Robinson Irrevocable Trust dated March 29, 2021**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Atef Istafanous, a married man**, hereinafter called the Grantee, his 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. 243 on the Plan of Hickory Woods Estates, Section 'C', of record in Plat Book 6900, Page 885-887, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Deborah Sparkman and her successors in trust, Trustee of the Robinson Irrevocable Trust, dated March 29, 2021, by Quitclaim Deed from Doris Robinson, dated March 29, 2021 and recorded April 9, 2021, of record as Instrument No. 20210409-0047813, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Doris Robinson, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20150402-0029126, in the Register's Office of Davidson County, Tennessee, dated January 22, 2015 and recorded on April 02, 2015.

This is ☒ improved or ☐ unimproved property located at: **308 Rocky Top Court, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 19th day of April, 2021.

GRANTOR:

Robinson Irrevocable Trust dated March 29, 2021

By: Deborah G Sparkman, Trustee
Deborah G. Sparkman, Trustee

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 Deborah G. Sparkman, Trustee of the Robinson Irrevocable Trust dated March 29, 2021, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of April, 2021.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202104210053344

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

