Karen Johnson Davidson County
Batch# 633855 DEEDWARR
05/11/2021 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20210511-0063643

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/20/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0180

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ashleigh Faith Bennett, unmarried	New owner	Map: 136100B01400CO
(NAME) 3528 Seneca Forest Drive	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-EIGHT THOUSAND AND NO/100 DOLLARS ($168,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MAICHEL BASILIOUS, UNMARRIED AND HAFEZ GHOBRIAL, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ASHLEIGH FAITH BENNETT, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, 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. 41, Unit 41, revision of Lots 41 and 42 on the Condominium Site Plan, Lot 15-20 and 41-56, Section Four, Priest Lake Forest as shown on plat of record in Plat Book 6200, Page 75, amending in Plat Book 5200, Page 573 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Maichel Basilious, unmarried and Hafez Ghobrial, married, by deed from Van Woodson and Carla R. Woodson, husband and wife , of record in Instrument No. 20210202-0014742, dated January 22, 2021, see also Scrivener's Affidavit of record in Instrument No. 20210315-0033639, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 75, said Register's Office.

All matters of record in Plat Book 5200, Pages 573 and 574, said Register's Office.

Charter for Homeowner's Association of record in Book 7948, Page 628, said Register's Office.

Deed of common areas to Homeowners Association of record in Book 9735, Page 744, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6021, Page 99, amended in Book 6021, Page 107, Book 6123, Page 176, Book 6199, Page 270, Book 5931, Page 645, amended in Book 6021, Page 101, Book 6106, Page 610, Book 6145, Page 434, Book

6145, Page 435, Book 6199, Page 270 and Instrument No. 20090602-0050792, and Book 5931, Page 677, amended in Book 6021, Page 102, Book 6108, Page 18, Book 6123, Page 175, Book 6124, Page 956, Book 6145, Page 433, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3528 Seneca Forest Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 7th day of May, 2021.

Maichel Basilious

Hafez Ghobrial

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maichel Basilious and Hafez Ghobrial, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 7th day of May, 2021.

My Commission Expires:

1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy of Certification

I, Spencer Gross, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Spencer Gross

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Spencer Gross, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Emily Crowder, Notary Public

My Commission Expires on 8/20/24