Karen Johnson Davidson County
Batch# 652173 DEEDWARR
06/08/2021 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20210608-0077012

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $90,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th day of June, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2021 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Hani Bushra	SAME AS NEW OWNER	063160A01000CO
(NAME)	(NAME)	
5168 Pebble Creek Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $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 **Anthony L. Bell and Staci L. Bell, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Hani Bushra**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40, Hampton Park, formerly Chitwood Downs, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Page 550, 551, and 552, corrected in Book 7462, Page 445 and Book 8110, Page 401 and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anthony L. Bell and Staci L. Bell, husband and wife by Warranty Deed from James Deatrick, Jr., dated 10/13/2017 in Instrument No. 20171020-0107519, in the Register's Ofiice for Davidson County, Tennessee.

This property is _X_unimproved _ _improved property known as: 1712 Aaronwood Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 4th day of June, 2021.

Anthony L. Bell

Anthony L. Bell

Staci L. Bell

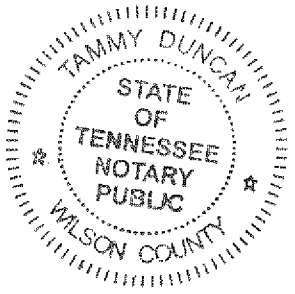
Staci L. Bell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony L. Bell and Staci L. Bell, the herein bargainor, 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 the 4th day of June, 2021.

Notary Public
My Commission Expires: 4/22/23



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY