Karen Johnson Davidson County
Batch# 659721 DEEDWARR
06/18/2021 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $744.07
20210618-0082544

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-57

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of June, 2021

Notary Public

Commission Expires: 8-7-24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Safwat Nouh 849 Denson Ave Madison, TN 37115	NEW OWNER	052-05-0-118.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

The Gribbins Family Trust, Brandon Adams as Trustee

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Safwat Nouh

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. 12 of block K of the plan of Powers and Roths Subdivision of Madison Park, of record in Book 843, Page 7, Register's Office for said County.

Said Lot fronts 100 feet on the Easterly side of Denson Avenue, formerly Idlewild Avenue, and runs back 495 feet on the Northerly line and 534 feet on the Southerly line to the center of a branch measuring 100 feet thereon.

Being the same property conveyed to James Jennings and wife, Patricia D. Jennings by Installment Deed from W. S. Willey and wife, Mary M. Willey of record in Book 4763, Page 817, Register's Office for Davidson County, Tennessee, dated November 09, 1973 and recorded on November 12, 1973. (Value or consideration shown in aforementioned deed $9,500.00.)

Being the same property conveyed to James E. Jennings by Quitclaim Deed from Patricia D. Jennings of record in Book 8634, Page 565, Register's Office for Davidson County, Tennessee, dated May 15, 1992 and recorded on May 27, 1992. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to James Edward Jennings, Mary Helen Gribbons and Wanda Sue McKendree by Quitclaim Deed from James Edward Jennings of record in Instrument No. 20080116-0004882 Register's Office for Davidson County, Tennessee, dated January 16, 2008 and recorded on January 16, 2008. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Mary Helen Gribbins and Joseph Aaron Scott by Quitclaim Deed from James Edward Jennings, Julious Irene Jennings, Mary Helen Gribbins, and Wanda Sue McKendree of record in Instrument No. 20160812-0083984 Register's Office for Davidson County, Tennessee, dated August 09, 2016 and recorded on August 12, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to The Gribbins Family Trust, Brandon Adams as Trustee by Quitclaim Deed from Mary Gribbins and Joseph Aaron Scott recorded in Instrument Number 20210609-0077493, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **849 Denson Ave, Madison, TN 37115.**

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 so 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.

Dated this the 15th day of June, 2021.

The Gribbins Family Trust

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The Gribbins Family Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 15th day of June, 2021.

Notary Public
My Commission Expires: 8-7-24

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

WARRANTY DEED

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021