WARRANTY DEED

Karen Johnson Davidson County
Batch# 661640 DEEDWARR
06/22/2021 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210622-0084063

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/14/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

CATHERINE FRANCO NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Saef Farag	New owner	087 01 0A 074.00 CO
(NAME)	(NAME)	
788 Old Lebanon Dirt Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **David Thomas Cobb, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Saef Farag and Nancy Farag, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 148 on the Plan of Section 1A, Chesney Glen, R15 Residential P.U.D., of record in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David Thomas Cobb, a married man by Warranty Deed from Frank Courreges, an unmarried man, dated 05/02/2016 and recorded 05/10/2016, of record in Instrument 201605100046096, and Scrivener's Affidavit of record in Instrument 201612220134774, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; Boundary plat of record in Plat Book 9700, Page 215, in the Register's Office for Davidson County, Tennessee; All matters shown on the plat of record in Plat Book 9700, Page 288, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 10278, Page 279, Book 10449, Page 215, Book 10449, Page 217, Book 10640, Page 944, Book 11577, Page 623, in the Register's Office for Davidson County, Tennessee; Appendix C Stormwater Detention Agreement of record in Book 10357, Page 915, Register's Office for Davidson County, Tennessee; Charter of Chesney Glen Homeowners Association, Inc of record in Book 10290, Page 256, Register's Office for Davidson County, Tennessee; Quitclaim Deed to the Chesney Glen Homeowners Association, Inc of record in Book 10420, Page 356, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 788 Old Lebanon Dirt Road, Hermitage, TN 37076

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 16th day of June, 2021.

David Thomas Cobb by Wylie Chapman A/F Date: 6-15-21

David Thomas Cobb
By: Wylie Chapman, Atty-In-Fact

State of Tennessee
County of Wilson

On this 16th day of June, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Wylie Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of David Thomas Cobb, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of a Power of Attorney of record in Book 20210622008406 2 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 16th day of June, 2021.

Notary Public:
My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Amanda J. Arthur do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 21, 2021

Amanda J Arthur

Affiant

Date: 6/21/2021

STATE OF TENNESSEE

COUNTY OF Maury

Sworn to and subscribed before me this 21 day of June, 2021

Jacob Bush

Notary Public

My Commission Expires: 2/7/2024

JACOB BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON