Karen Johnson Davidson County
Batch# 663499 DEEDWARR
06/24/2021 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20210624-0085302

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4226

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of June, 2021

Notary Public

Commission Expires: 9/6/2022

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cristy Weems 129 West Marthona Road Madison, TN 37115	Quicken Loans, LLC 1050 Woodward Ave Detroit, MI 48226-1906	042-150-042.00

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,

Marguerite Parrish Winter, a single woman

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

Cristy Weems, a married woman

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:

A Certain Tract of Parcel of Land in Davidson County, State of Tennessee, Described as Follows, to-wit:

Being Lots No. 52, 53, 54 and 55 of Block "B" on the map of Marthonna Subdivision, not of record, described according to a plan made by J.A. Mefford, Surveyor, in December 1937, as follows:

Beginning at a point in the Easterly margin of Ezell Road West, at the common corner of Lots Nos. 51 and 52; thence with the line between said Lots, Easterly 420 feet to a point; thence Southerly 100 feet to the common corner of Lots Nos. 55 and 56; thence with the line between said lots, Westerly 420 feet to the Easterly margin of Ezell Road West; thence with the margin of the same, Northerly 100 feet to the beginning.

Being the same property conveyed to Oliver El-Shishini and Meg El-Shishini, husband and wife, by Warranty Deed from Rory Andrew Lithqow and wife, Angela Leigh Lithqow of record in Instrument No. 20030522-0069760 Register's Office for Davidson County, Tennessee, dated May 09, 2003 and recorded on May 22, 2003.

Being the same property conveyed to Meg El-Shishini a/k/a Marguerite W. El-Shishini by Quitclaim Deed from Oliver El-Shishini of record in Instrument No. 20170302-0020554 Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on March 02, 2017.

Meg El-Shishini aka Marguerite W. El-Shishini is now known as Marguerite Parrish Winter by Order granting Name Change filed in Chancery Court for Davidson County, Tennessee, File No. 19-0601-IV.

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: 129 West Marthona Road, 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 21st day of June, 2021.

Marguerite Parrish Winter

Marguerite Parrish Winter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marguerite Parrish Winter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of June, 2021.

Notary Public
My Commission Expires: 9/14/2024

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Seal)

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