Karen Johnson Davidson County
Batch# 666007 DEEDWARR
06/25/2021 04:00:30 PM 5 pgs
Fees: $28.00 Taxes: $667.85
20210625-0086823

Name and Address of New Owner:
Mohssin Mosad and Nagat Endraous
3213 Luann Dr.
Antioch, TN 37013
Send Tax Bills To: US Bank
4801 Frederica St
Owensboro, KY 42301

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 150-05-0-382

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sean T. Boyd, Trustee Of The Anne D. Boyd Trust, dated June 3, 1998,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mohssin Mosad and Nagat Endraous, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11-B on the Plan of Cherry Hills, Section 12, of record in Plat Book 6250, Page 734, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anne D. Boyd, by Warranty Deed from Masten Family Trust under the Will of John Talbot Masten, Jr., of record in Instrument No. 20070503-0053298 Register's Office for Davidson County, Tennessee, dated April 25, 2007 and recorded on May 03, 2007. (Value of consideration shown in aforementioned deed $89,000.00.)

Anne D. Boyd died testate on August 5, 2018. Estate has not been administered, however, the heirs at law have been established with Affidavits of Heirship recorded in Instrument Number 20191230-0134621 and Instrument Number 20191230-0134622, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Sean T. Boyd, Trustee Of The Anne D. Boyd Trust, by Quitclaim Deed from Richard J. Boyd, Sean T. Boyd, and Susan M. Rosenquist, as heirs-at-law of The Estate of Anne D. Boyd of record in Instrument No. 20191230-0134623 Register's Office for Davidson County, Tennessee, dated October 27, 2019 and recorded on December 30, 2019 and Affidavit of Heirship recorded in Instrument No. 20191230-0134622. (Value or consideration as shown in aforementioned deed $0.00.)

Being also known as 3213 Luann Drive, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of June, 2021.

Anne D. Boyd Trust dated June 3, 1998

By: _____, TRUSTEE
Sean T. Boyd, Trustee

State of California
County of _____

Before me, _____ of the state and county mentioned, personally appeared Sean T. Boyd, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of Anne D. Boyd Trust dated June 3, 1998, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 18th day of June, 2021.

_____
Notary's Signature
My commission expires:_____

STB See Attached

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ fed California)
)
COUNTY OF ~~DAVIDSON~~ fed Sacramento)
STB

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,501.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____, TRUSTEE
(~~Affiant~~)

Sworn to and subscribed before me this
18th day of June, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-1642

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sacramento)

On June 18, 2021 before me, Jessica T. Danens, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Sean T. Boyd,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JESSICA T. DANENS
Notary Public - California
Sacramento County
Commission # 2331176
My Comm. Expires Aug 1, 2024

Signature Jessica T. Danens
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: 6/18/21 Number of Pages: 2
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

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CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Sacramento }

Subscribed and sworn to (or affirmed) before me on this 18 (Date) day of June (Month), 2021 (Year)

by Sean T. Boyd

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Jessica T. Danens
Signature of Notary Public

JESSICA T. DANENS
Notary Public - California
Sacramento County
Commission # 2331176
My Comm. Expires Aug 1, 2024

Seal
Place Notary Seal Above

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of Value

Document Date: 6/18/21

Number of Pages: 1

Signer(s) Other Than Named Above:

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

