WARRANTY DEED

Karen Johnson
Batch# 672725
07/08/2021 09:37:06 AM
Fees: $13.00 Taxes: $740.00

Davidson County
DEEDWARR
2 pgs

20210708-0091874

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Marian S. Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 9-20-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marian S. Morgan George Yousef	Evansville Teachers Federal Credit Union	175-02-0B-023.00
(NAME)	(NAME)	
2111 Sister Court	P. O. Box 5129	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Evansville, IN 47716	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jaky Boulos, a married woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marian S. Morgan and George Yousef,** 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 the First Civil District of Davidson County, Tennessee, being Unit No. 307, as shown on Exhibit "B" to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, and as further amended by Instrument Number 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed tc Jaky Boulos from Barbara C. Suttles, an unmarried woman by Warranty Deed on October 25, 2019, of record in Instrument Number 20191108-0115606, Register's Office for Davidson County, Tennessee.

Mansour Morgan joins in this conveyance to convey any and all interest marital or otherwise in the subject property..

Subject to Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, and as further amended by Instrument Number 20140207-0011094, in the Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 1528 Sprucedale Drive, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness my/our hands this 6th day of July, 2021.

Jaky Boulos

Mansour Morgan

State of Tennessee
County of Davidson

Personally appeared before me Jaky Boulos and Mansour Morgan with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of July, 2021.

Notary Public

My Commission Expires: 9-20-2022

File No.: 202106006

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY