WARRANTY DEED

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nabeel Helou	NEW OWNER	171040A00200CO
(NAME)	(NAME)	
405 Turning Leaf Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 **Janice Hughes, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nabeel Helou and Siham Helou, wife and husband**, 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 Lot No. 2 on the Plan of Section One, Brownstone, of record in Book 9700, Pages 496 and 497, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Janice Hughes, unmarried by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, dated 12/01/1998 and recorded 12/18/1998, of record in Book 11259, Page 134, 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. All matters shown on the plat of record in Plat Book 9700, Page 496, and Book 9700, Page 497, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 10658, Page 952 and Amendment recorded as Instrument No. 20010118000569 6, Register's Office for Davidson County, Tennessee. Storm water Detention Agreement of record in Book 10951, Page 689, Register's Office for Davidson County, Tennessee. Charter of Brownstone Homeowners Association Inc., pf record in Book 10659, Page 15, Register's Office for Davidson County, Tennessee. Quitclaim Deed Conveyed to Brownstone Homeowners Association, Inc., of record in Instrument 20010719007687 2, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 678810 **DEEDWARR**
07/19/2021 10:34:48 AM 2 pgs
Fees: $13.00 Taxes: $2,042.40

20210719-0096361

File No.: 1324656
Warranty Deed TN

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 ☒ 405 Turning Leaf Place, Brentwood, TN 37027
(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 July, 2021.

Janice Hughes by Ray Hughes Jr. Attorney-in-fact
Janice Hughes by Ray Hughes, Jr, Attorney-In-Fact

State of Tennessee
County of Williamson

On this 16th day of July, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ray Hughes, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Janice Hughes, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book 2809, Page 632, Register's Office of Bradley County, Tennessee.

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

Notary Public:
My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027