WARRANTY DEED

Karen Johnson Davidson County
Batch# 681036 DEEDWARR
07/22/2021 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210722-0098196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Ragaa Y. Boktor	New Owner	
(NAME) 5640 Dory Drive	(NAME)	151090B07100CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Bola Yousif, a married man** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ragaa Y. Boktor** , HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 69 no the Final Plat of Phase 1-B, Lakeside Cove at Percy Priest of record in Instrument Number 20050110-0003257, as corrected by Surveyor's Certificate of Correction in Instrument Number 20050707-0078439, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bola Yousif, a married man, by virtue of that certain Special Warranty Deed dated December 5, 2011, and being of record at Instrument No. 20120118-0004963 in the Register's Office of Davidson County, Tennessee.

Lisa Yousif joins in this conveyance to transfer any and all marital interest that she may have in the above described property as the spouse of Bola Yousif.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20050707-0078439 and Surveryor's Certificate of Correction at Instrument No. 20050110-0003257, Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20041105-0133677, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 5640 Dory Dr. 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 hand this 19th day of July, 2021.

Bola Yousif

Bola Yousif

Lisa Yousif

Lisa Yousif

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Bola Yousif and Lisa Yousif**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of July, 2021.

Jacqueline G Brown

Notary Public
My Commission Expires: 3-8-22



Certificate of Authenticity

I, HOLLY A MASON, do hereby make oath that I am a licensed attorney and/or the 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 July 19, 2021.

Affiant Signature

7/19/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 19th day of July, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22