Karen Johnson Davidson County
Batch# 681836 DEEDWARR
07/22/2021 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210722-0098719

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00.

Krysta Burrell
Affiant

Subscribed and sworn to me on 07/16/21.

Laurie Damewood
NOTARY PUBLIC

My Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mourad Mikhaiel 3104 Weatherstone Cv West Antioch, TN 37013	US Bank 4801 Frederica St. Owensboro, KY 42301	164 12 0A 031.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christian Smith fka Christian R. Colbert and husband, Mareno Smith, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Mourad Mikhaiel and Nagaat Embark, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Weatherstone "A Planned Unit Development", as shown on plat of record in Instrument Number 20020926-0117440, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Christian R. Colbert, Unmarried, by Warranty Deed from Pamela Peterson, Married, of record in Instrument No. 20111010-0078397, in the Register's Office of Davidson County, Tennessee, dated October 05, 2011 and recorded on October 10, 2011. Christian R. Colbert now known as Christian Smith.
>
> Mareno Smith, spouse of Christian Smith, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Christian Smith.

This is improved property known as 3104 Weatherstone Cv West, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 07/15/2021.

Christian Smith

Mareno Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/15/21, before me personally appeared Christian Smith and Mareno Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/15/21.

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 03-03-2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 16, 2021.

J. Carlton Drumwright

July 16, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 16, 2021.

Notary

My Commission Expires: 12/18/22

