PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Karen Johnson Davidson County
Batch# 684438 DEEDWARR
07/27/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20210727-0100656

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61982
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nagy Moura Marsih Rizk 5049 McLendon Drive Antioch, TN 37013	SWBC 9311 San Pedro #100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 16207009500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$232,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alvin D. Wilson, unmarried**, as surviving tenant by the entirety, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nagy Moura and Marsih Rizk, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Colewood Hills, Section One, of record in Book 4300, page 130, Register's Office for said County, to which plan reference is hereby made for a more complete description. Together with and subject to an easement for driveway purposes of record in Book 5357, page 634, said Register's Office.

Being the same property conveyed to Alvin D. Wilson, married, by Warranty Deed from E. Lee Hollaway, III and wife, Sharon L. Hollaway. dated September 20, 1999 and recorded on October 4, 1999, of record in Book 11680, page 892, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated January 11, 2000, recorded January 11, 2000, of record in Inst. No. 20000111-0003928, said Register's Office, subject property was conveyed to Alvin D, Wilson and wife, Deborah J. Wilson. The same Deborah J. Wilson has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4300, page 130, said Register's Office, which Plan shows a 30 foot minimum building setback line from McLendon Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot; and Easement for driveway purposes of record in Book 5357, page 634, said Register's Office.

This is improved property, known as 5049 McLendon Drive, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of July, 2021.

Alvin D. Wilson

State of Tennessee

County of Davidson

On this 21st day of July, 2021, before me the undersigned authority, personally appeared Alvin D. Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $232,000.00.

Affiant

Sworn and subscribed before me this 21st day of July, 2021.

Notary

My Commission Expires: _____ KRISTIN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

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 21, 2021.

J. Carlton Drumwright

July 21, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 21, 2021.

Notary

My Commission Expires: 12/18/22

