This Instrument Prepared By:
Leila H. Hale, Esq.
1349 Galleria Drive Suite 100
Henderson, NV 89014
Phone: 702-736-6400

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-129169-RR

Karen Johnson Davidson County
Batch# 685227 DEEDWARRSP
07/28/2021 12:37:30 PM 5 pgs
Fees: $28.00 Taxes: $608.65
20210728-0101618

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Maged Eldabea Souryal
708 Luann Court
Antioch, TN 37013

MAIL TAX STATEMENT TO:
Maged Eldabea Souryal
708 Luann Court
Antioch, TN 37013

MAP PARCEL NUMBERS:
Map/Parcel: 150-05-0-324.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($164,500.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, GMAC MORTGAGE, LLC, by PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC as attorney in fact has this day bargained and sold, and does hereby transfer and convey unto the said Maged Eldabea Souryal – a married person, Grantee herein, its successors and assigns, certain real estate in Davidson County, TN as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to GMAC MORTGAGE, LLC, by Deed from Paul E. Marcum, Sr. and Sue E. Marcum of record in Doc. No. 20110202-0009402, said Register's Office.

The express purpose of this conveyance is to transfer title.

This is unimproved ( ) property known as 707 Luann Court, Antioch, TN 37013
Improved (X)

I/We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, TN.

AND I/WE WARRANT the title against all persons claiming under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above-described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Whenever 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 our hand this 22nd day of July, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized signors on said day and date.

GMAC MORTGAGE, LLC, by PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC as attorney in fact

By: _____
Corporate Signor
Printed Name & Title: Carlene Reid, Contract Management Coordinator

ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF PALM BEACH) ss

Before me, Beonide Durandisse, a Notary Public of the State and

County aforesaid, by means of [X] physical presence or [ ] online notarization personally appeared Carlene Reid with whom is personally known to me (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Contract Management Coordinator of **PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC as attorney in fact for GMAC MORTGAGE, LLC**, the within named bargainor, a corporation organized and operating under the laws of the State of New Jersey, and that she as such Contract Management Coordinator executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by herself as Contract Management Coordinator.
POA recorded simultaneously herewith
NOTARY STAMP/SEAL

BEONIDE DURANDISSE
Notary Public - State of Florida
Commission # GG 962654
My Comm. Expires Apr 28, 2024
Bonded through National Notary Assn.

WITNESS my hand and official seal,
at office in Palm Beach County this
22nd day of July 2021.

_____
NOTARY PUBLIC Beonide Durandisse
MY Commission Expires: _____

Loan No. 8015512752

AFFIDAVIT OF VALUE

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The actual consideration or value whichever is greater, for this transfer is $164,500.00
Subscribed and sworn to before me this the 22nd day of July, 2021. By means of (x) physical presence, who is personally known to me

(Affix Seal)

7/22/2021

Affiant
Carlene Reid, Contract Management Coordinator

Notary Public Beonide Durandisse
My Commission Expires: _____

BEONIDE DURANDISSE
Notary Public - State of Florida
Commission # GG 962654
My Comm. Expires Apr 28, 2024
Bonded through National Notary Assn.

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1A ON THE PLAN OF ZONE LOT DIVISIONS OF LOTS 1 AND 2, CHERRY HILLS, SECTION 12 OF RECORD IN PLAT BOOK 6250, PAGE 174, IN THE REGISTER'S OFFICE, AND NOW ZONE LOT DIVISION OF RECORD IN BOOK 6250, PAGE 976, SAID REGISTERS OFFICE TO WHICH PLANS ARE HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PAUL E. MARCUM, SR AND WIFE, SUE E. MARCUM BY WARRANTY DEED FROM WISENET GROUP, INC., A TENNESSEE CORPORATION, TRUSTEE OF THE LUANN GROUP LAND TRUST, WITH FULL POWER TO SELL, ENCUMBER, MORTGAGE OR OTHERWISE CONVEY WITHOUT JOINDER OF ANY BENEFICIARY OF RECORD IN INSTRUMENT NO. 20061208-0151769 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 06, 2006 AND RECORDED ON DECEMBER 08, 2006.

BEING THE SAME PROPERTY CONVEYED TO THE SUE ELLEN MARCUM REVOCABLE LIVING TRUST DATED THE 15TH DAY OF FEBRUARY 2008, SUE ELLEN MARCUM, TRUSTEE BY QUITCLAIM DEED FROM PAUL E. MARCUM, SR. AND WIFE SUE E. MARCUM OF RECORD IN INSTRUMENT NO. 20080509-0048293 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 08, 2008 AND RECORDED ON MAY 09, 2008.

BEING THE SAME PROPERTY CONVEYED TO GMAC MORTGAGE, LLC BY SUBSTITUTE TRUSTEE'S DEED DEED FROM MCC TN, LLC OF RECORD IN INSTRUMENT NO. 20110202-0009402 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 27, 2011 AND RECORDED ON FEBRUARY 02, 2011.

Certificate of Authenticity

I, Cassidy Lewallen, 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 7-22-21.

Date

Affiant Signature

7-27-21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of July, 2021.

Notary's Signature

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/2023
Date

Notary's Seal (if on paper)