Karen Johnson Davidson County
Batch# 686747 DEEDWARR
07/30/2021 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20210730-0102528

WARRANTY DEED

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/26/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meryana Yaakoub	NEW OWNER	136150A04400CO
(NAME)	(NAME)	
3405 Old Anderson Road, Unit 306	2345 Carouth Ct.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nolensville TN 37135	
(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 **Pamela Meadows and Audie Johnson, II, heirs to the Estate of Nancy Lee Crane**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Meryana Yaakoub, an unmarried woman,** 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 all of Lot No. 44, Unit 306, on the plan of Phase I, Watercrest Townhomes, as shown by plat appearing of record in Plat Book 8250, Page 888, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Nancy Crane, unmarried by Warranty Deed from Raymond C. Vitelli, dated 11/26/2002 and recorded 12/16/2002, of record in Instrument 200212160154210, Register's Office for Davidson County, Tennessee.

The said Nancy Lee Crane died intestate on 09/19/2020, leaving the said Pamela Meadows and Audie Johnson as his/her sole heirs at law as evidenced in File No. 20P1872, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Pamela Meadows and Audie Johnson as heirs to the Estate of Nancy Lee Crane by Administrator Quitclaim Deed from Pamela Meadows, Administrator of the Estate of Nancy Lee Crane, dated 05/07/2021 and recorded 05/11/2021, of record in Instrument 202105110063422, Register's Office for Davidson County, Tennessee.

The said Audie Johnson, is also known as Audie Johnson, II, being one and the same person.

Subject To (1) All matters shown on the plat of record in Plat Book 8250, Page 888, (2) Covenants, conditions, easements and restrictions recorded in Book 11158, Page 931, (3) Easement including terms and conditions thereof as recorded in Book 2242, Page 139, (4) Easement including terms and conditions thereof as recorded in Book 4438, Page 711, (5) Easement including terms and conditions thereof as recorded in Book 11433, Page 449, (6) Charter of record in Book 10788, Page 546, (7) Miscellaneous of record in Book 10821, Page 131, Book 10822, Page 70, (8) Quitclaim Deed to the Homeowner's Association of record in Instrument 20000220017014, Register's Office for Davidson County, Tennessee.

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 ☒ 3405 Old Anderson Road, Unit 306, 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 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 14th day of July, 2021.

Pamela Meadows

Audie Johnson, II by Pamela Meadows, his attorney in fact
Attn.-in-fact

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela Meadows**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of July, 2021.

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3.8.25

State of TENNESSEE
County of WILSON

Personally appeared before me, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared **Pamela Meadows,** 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 **Audie Johnson, II,** and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an Specific Durable Power of Attorney as shown of record in Instrument **20210726-0099878**, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 14th day of July, 2021.

Tracey Trumphour
Notary Public

My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Tish Baldwin, 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 7/14/2021 (date of document).

Affiant Signature

7/27/2021
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

