Karen Johnson Davidson County
Batch# 702836 DEEDWARR
08/23/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,355.13
20210823-0113530

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $366,250.00. Affiant Subscribed and sworn to before me, this the 11th day of June, 2021. Notary Public My commission expires: 11.8.21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nageh Missak Eda Missak	New Owner(s)	164-16-0B-072.00-CO
1936 Peaceful Brook Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **KATELAN M. CHASTEEN AND HENSON M. GIBBS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NAGEH MISSAK AND EDA MISSAK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Lot No. 72 on the Plan of Final Plat, Cedarbrook, A Cluster lot Subdivision of record in Plat at Instrument No. 20181105-0109350, Corrected in Surveyor's Certificate of Correction recorded in Instrument No.20190801-0076150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to D. R. Horton Inc., a Delaware corporation by Special Warranty deed from Old Hickory Land Partners LLC, a Tennessee limited liability company of record in Instrument No. 20170329-0030345 Register's Office for Davidson County, Tennessee, dated March 28, 2017 and recorded on March 29, 2017.

Being the same property conveyed to Katelan M. Chasteen Henson M. Gibbs, wife and husband by Warranty deed from D. R. Horton Inc., a Delaware Corporation of record in Instrument No. 20191029-0110751 Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded on October 29, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1936 Peaceful Brook Drive, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of June, 2021.

Katelan Chasteen

Katelan M. Chasteen

Henson M. Gibbs

STATE OF Georgia
COUNTY OF Whitfield

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Katelan M. Chasteen and Henson M. Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of June, 2021.

Donna Rutledge
Notary Public

My Commission Expires: Jan. 10, 2025

DONNA RUTLEDGE NOTARY PUBLIC WHITFIELD COUNTY GEORGIA EXPIRES Jan. 10, 2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/11/21 (date of document).

Connie Taylor
Affiant Signature

8/22/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

