Name and Address of New Owner:
Ahdy Thomas and David Ragheb
6042 Stags Leap Way
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 703727 DEEDWARR
08/24/2021 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $466.20
20210824-0114284

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 15009022000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Pool and wife, Ladona Pool**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ahdy Thomas and David Ragheb,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lot Number 46B on the Plan of Cherry Hills, Section 11A, Zone Lot Division of Lots Numbers 1-8, 45, 46, & 47, as shown by plat of record in Plat Book 5200, Page 730 as revised in Plat Book 6250, Page 133 and also amended in Plat Book 6250, Page 233, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Pool and wife, Ladona Pool by Warranty Deed from Gilbert Smith, unmarried dated September 13th 2013 and recorded September 23rd 2013 of record in Instrument No. 20130923-0099598 in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3030 Mossdale Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of March, 2021.

_____ (SEAL)
James Pool

_____ (SEAL)
Ladona Pool

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of March, 2021, before me personally appeared James Pool and Ladona Pool, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of March, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

_____
Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $126,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
29th day of March, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

_____
Notary Public
My commission expires: 11.8.21
File No. 21-1914

202108240114284

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 March 29, 2021 (date of document).

Connie Taylor
Affiant Signature

3.29.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of March, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

