WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13457-MC

Karen Johnson Davidson County
Batch# 703864 DEEDWARR
08/24/2021 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,389.35
20210824-0114462

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-10-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Safaa Farag	First Horizon Bank	
(NAME)	(NAME)	151090B22800CO
5308 Skip Jack Drive	PO Box 961292	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Ft. Worth, TX, 76161-0292	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Freddie L Smith Jr. and wife, Ramona Smith** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Safaa Farag, a single person ,** HEREINAFTER CALLED THE GRANTEE, HIS/HER 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 177 on the plan of Lakeside Cove at Percy Priest, Phase 3, of record in Instrument No. 20060825-0105210, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for complete and accurate description thereof.

Being the same property conveyed to Freddie L. Smith, Jr. and wife, Ramona Smith, by virtue of that certain Warranty Deed dated June 22, 2007, and being of record at Instrument No. 20070626-0076332 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20060825-0105210, Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20041105-0133677 **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 5308 Skip Jack Dr. 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this 19 day of August, 2021.

Freddie L Smith Jr.

Ramona Smith

STATE OF
COUNTY OF See Attached

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Freddie L Smith Jr. and Ramona Smith**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this _____ day of August, 2021.

Notary Public
My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 19 day of August, 20 21, by Freddie L. Smith JR and Ramona Smith,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MICHELLE BAILEY-VAUGHN
COMM. #2237715
Notary Public - California
Contra Costa County
My Comm. Expires Apr. 12, 2022

(Seal)

Signature _____

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 August 19, 2021.

Affiant Signature

8/19/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of August 2021.

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

