Karen Johnson Davidson County
Batch# 703998 DEEDWARR
08/25/2021 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20210825-0114625

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $240,000.00. Affiant Subscribed and sworn to before me, this 23rd day of August, 2021. Notary Public My commission expires: 03/26/2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nevien Fahmy	**New Owner**	**163-16-0A-087.00CO**
5513 Cedar Ash Crossing	Same	
Antioch, TN 37013		

FOR AND IN 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, WE,

Latrece M. LeSure, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nevien Fahmy ,Married.

HEREINAFTER CALLED THE GRANTEES, 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 Unit 207, together with the appurtenant interest in the common elements of Provincetown, a horizontal property regime established by Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20031119-0168785 supplemented in Instrument No. 20050609-0066104, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan, attached as Exhibit A-1 to the aforementioned supplement to Declaration of Protective Covenants, Conditions and Restrictions in Instrument No. 20050609-0066104, said Register's Office.

Being the same property conveyed to Latrece M. LeSure, by Warranty Deed, from Centex Homes, a Nevada General Partnership, dated May 18th, 2006, of record in Instrument No. 20060526-0062499, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20031119-0168785, amended in Instrument No. 20050609-0066104, amended in Instrument No. 20060825-0105504 and supplemented in Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee.
Easement to Qwest Communications of record in Instrument No. 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 10034, Page 452, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Instrument No. 20031120-0169428, Instrument No. 20050803-0091277, Instrument No. 20080226-0018727, Instrument No. 20080909-0092189, Instrument No. 20130607-0058174, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20030910-0132287, in the Register's Office for Davidson County, Tennessee.
Development and Easement Agreement of record in Instrument No. 20031124-0170577, in the Register's Office for

Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5513 Cedar Ash Crossing, Antioch, TN 37013.

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 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/our hand(s) this 23rd day of August, 2021.

Latrece M. LeSure

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Latrece M. LeSure,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2021.

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 21-589
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Shannon Carter, 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 08/23/21 (date of document).

Shannon Carter
Affiant Signature

08/24/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of August, 2021.

Desiree Sailema
Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

