WARRANTY DEED

Karen Johnson Davidson County
Batch# 707230 DEEDWARR
08/30/2021 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210830-0116893

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-5308

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Magdy Habib	NEW OWNERS c/o U.S. Bank National Association	174130A14200CO
(NAME)	(NAME)	
783 Evening Avenue	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(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 **Stephen Todd Hammond and wife, Hayley E. Hammond**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Magdy Habib and Amany Hendy, husband and wife**, 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 located in Davidson County, Tennessee, being all of Lot No. 142, Plan of Phase Four, Sunset Hills, RS-10 Subdivision-Cluster Lot Option, according to plat and survey of same appearing of record in Instrument No. 201502110012821, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details as to location and description of said lot.

Being the same property conveyed to Stephen Todd Hammond and wife, Hayley E. Hammond by Warranty Deed from Stacey L. Butler f/k/a Stacey Alexander and Jamie R. Butler, wife and husband, dated 07/18/2018 and recorded 07/19/2018, of record in Instrument 201807190070448, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Instrument 201502110012821, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200706050067129, Supplement and Amendment to the Declaration of record in Instrument 201102030009586, Instrument 201307120072091, and Instrument 201502270017000, Register's Office for Davidson County, Tennessee. Charter of Sunset Hills Homeowners Association Inc., of record in Instrument 200706050067128, Register's Office for Davidson County, Tennessee. Quitclaim Deed convey to Sunset Hills Homeowners Association Inc., of record in Instrument 201502270016999, 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 ☒ 783 Evening Avenue, 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 26th day of August, 2021.

Stephen Todd Hammond by Hayley E Hammond, his attorney in fact

Stephen Todd Hammond by Hayley E. Hammond, his attorney in fact

Hayley E Hammond

Hayley E. Hammond

State of Tennessee
County of Williamson

On this 26th day of August, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Hayley E. Hammond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Stephen Todd Hammond, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument 20210830011689 2egister's Office of Davidson County, Tennessee.

Witness my hand and official seal this 26th day of August, 2021.

Notary Public:
My Commission Expires: 8/10/25

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hayley E. Hammond, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within named instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2021.

Notary Public:
My Commission Expires: 8/10/25

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 08/26/21

Name: **Maxine Rucker**
Title: **Closing Agent**
Date 08/26/21
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on **07/14/2021**.

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023