Karen Johnson Davidson County
Batch# 708295 DEEDWARR
09/01/2021 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20210901-0117864



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of August, 2021.

NOTARY PUBLIC

My commission expires: 03/21/2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Benyamin Hanna and Anasimon Awad (NAME)	New Owner (NAME)	150-09-0-139.00
3235 Luann Drive (ADDRESS)	329 Forest Bend Dr. (ADDRESS)	
Antioch, TN 37013	Mount Juliet TN 37122	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Joy Marie Salasin Presley, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Benyamin Hanna and Anasimon Awad, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16A, as shown on the map entitled Zone Lot Division Lots 15-18, Cherry Hills, Section 12, of record in Book 6200, page 342, amending Book 6250, pages 174 and 175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARK JACOB PRESLEY AND JOY MARIE SALASIN PRESLEY, HUSBAND AND WIFE, by deed from WANDA WILLIAMS, UNMARRIED, of record in Instrument No. 20150519-0045985, dated May 14, 2015, said Register's Office.

Being further conveyed to JOY MARIE SALASIN PRESLEY, by quitclaim deed from MARK JACOB PRESLEY, of record in Instrument No. 20180418-0036692, dated April 3, 2018, said Register's Office.

This property is __unimproved _X_improved property known as: 3235 Luann Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of August, 2021.

Joy Marie Salasin Presley

Joy Marie Salasin Presley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joy Marie Salasin Presley, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of August, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

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 08/24/21 (date of document).

Shannon Carter
Affiant Signature

08/27/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of August, 2021.

Desiree Sailema
Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

