WARRANTY DEED

Karen Johnson Davidson County
Batch# 709635 DEEDWARR
09/03/2021 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20210903-0118656

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Amgad Maxcimos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Amgad Maxcimos	SEND TAX BILLS TO: Amgad Maxcimos	MAP-PARCEL NUMBERS
1566 Copperstone Dr. (NAME)	1566 Copperstone Dr. (NAME)	14904025400
Brentwood, TN 37027 (ADDRESS)	Brentwood, TN 37027 (ADDRESS)	
(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, **Barbara I. Adam, an unmarried woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amgad Maxcimos,** HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 3-A, on the Plan of Zone Lot Division, Lots 1 thru 7 Edge O Lake, Section 21, of record in Book 5200, Page 577 as amended in Book 6200, Page 156, as corrected in Book 6237, Page 243, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara I. Adams, unmarried, by virtue of that certain Warranty Deed dated September 25, 2018, and being of record at Instrument No. 20181001-0096852 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 5200, Page 577, amended in Book 6200, Page 156 and corrected at Book 6237, Page 243, Easements of record at Book 10831, Page 271, 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 411 Gregg Ct. Nashville, TN 37217
(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 31st day of August, 2021.

Barbara I Adam

Barbara I. Adam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Barbara I. Adam** 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 31st day of August, 2021.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, HOLLY A MASON, 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 August 31st, 2021.

Affiant Signature

8/31/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 31 day of August, 2021.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25