Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 711368 DEEDWARR
09/08/2021 10:56:27 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210908-0120181

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2021.

Notary Public

My commission expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christina Sergeyous **Soher Yasa**	SWBC Mortgage	**18100002600**
14307 Old Hickory Blvd	9311 San Pedro #100	
Antioch, TN 37013	San Antonio, TX 78216	

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 ACKNOWLEDGE, WE,

Kevin D. Stackhouse and Barbara J. Stackhouse, Trustees of the Stackhouse Trust dated May 22, 2015

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

Christina Sergeyous, unmarried and Soher Yasa, 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 Lot No. 1, on the plan of Final Plat Resubdivision Lots 1 & 2 of W.K. Brittain, Etux Lands, of record in Instrument No. 20130522-0051848, register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Stackhouse and Barbara Stackhouse, husband and wife, by Warranty Deed from Walter Gerald Brittain, Executor under the Last Will and Testament of Mary Frances Brittain, deceased, dated May 24, 2013, of record in Instrument No. 20130529-0053846, Register's Office for Davidson County, Tennessee. Kevin D. Stackhouse and Barbara Stackhouse, husband and wife, conveyed subject property to Kevin D. Stackhouse and Barbara J. Stackhouse, Trustees of the Stackhouse Trust dated May 22, 2015, by Quitclaim Deed dated May 22, 2015, of record in Instrument No. 20150528-0048998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 14307 Old Hickory Blvd, 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, 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 in 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.

Kevin D. Stackhouse Date: 9/3/21
Kevin D. Stackhouse
Trustee of the Stackhouse Trust dated May 22, 2015

Barbara J. Stackhouse Date: 9/3/2021
Barbara J. Stackhouse
Trustee of the Stackhouse Trust dated May 22, 2015

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Kevin D. Stackhouse and Barbara J. Stackhouse** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are Trustees of the Stackhouse Trust dated May 22, 2015 and that they are authorized by the Stackhouse Trust dated May 22, 2015 to execute this instrument on its behalf.

Witness my hand, at office, this 3RD day of September 2021.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025