WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12505-MC

WARRANTY DEED

Karen Johnson Davidson County
Batch# 713209 DEEDWARR
09/13/2021 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210913-0122000

MST 2021-1130

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Baher Salib
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 2021

Notary Public

MY COMMISSION EXPIRES: 11-6-2024

(AFFIX SEAL)

JM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Baher Salib	US Bank	176-05-0-104.00
(NAME)	(NAME)	
5105 Hickory Grove Drive	9380 Excelsior Blvd 3rd Floor	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Hopkins MN 55343	
(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, WE, **Meagan Troster, Sole Heir of Gabrielle L. Troster, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Baher Salib, a single man,** 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. 69 on the Plan of Final Plat of Hickory Woods, Section B of record in Plat Book 6900, Page 512, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward James Troster and wife, Gabrielle L. Troster by Warranty deed from Continental Development and Construction INC of record in Book 10405, page 376, Register's Office for Davidson County, Tennessee, dated March 31, 1997 and recorded on April 03, 1997. The said Edward James Troster died on November 20, 2020 and said property vested to Gabrielle L. Troster as the surviving tenant by the entireties.

Said Gabrielle L. Troster became deceased on July 6, 2021, survived by Meagan Troster. Affidavits of Heirship of record in Instrument No. 20210913012199 8 **and Instrument No.** 20210913012199 9 **, said Register's office-Affiants Andrew Egan and Emalie Love Dockery.**

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 512, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 7422, Page 304; 7857, Page 94, Book 7876, Page 75; Book 9616, Page 470; Book 9616, Page 477; Book 9678, Page 187; Book 9764, Page 44; and Instrument No. 20011015-0111957, Register's Office for Davidson County, Tennessee. Supplemental Declaration to Declaration of Charter, Easements, Covenants, and Restrictions of record in Book 7857, Page 87; Book 7876, Page 67; Book 9680, Page 319; Book 9786, Page 293; Instrument No. 200012070120450; Instrument No. 200106140062709; Instrument No. 200106140062710; and Instrument No. 200310100150800, in the Register's Office for Davidson County,

Tennessee. By-Laws of Hickory Woods Homeowners Association, Inc. of record in Book 7932, Page 648, Register's Office for Davidson, County, Tennessee. Easement of record in Book 8169, Page 571; Book 8169, Page 579; and Book 9632, Page 973 in the Register's Office for Davidson County, Tennessee. Transmission Line Easement of record in Book 437, Page 39, in the Register's Office for Davidson County, Tennessee. Grant of Anchor Easement of record in Book 10153, Page 990, in the Register's Office for Davidson County, Tennessee. Easement of Sanitary Sewers and/or Storm Drainage of record in Book 9790, Page 311, in the Register's Office for Davidson County, Tennessee. Easement to the Nashville Gas Company of record in Book 5909 and Page 915, Page 209 and Book 5897, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 5105 Hickory Grove Drive, 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 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/our hand(s) this 8th DAY OF SEPTEMBER, 2021.

Meagan Troster, Sole Heir of Gabrielle L. Troster, deceased

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Meagan Troster, Sole Heir of Gabrielle L. Troster, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of September, 2021.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee
Notary Public
Williamson County
(SEAL)

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 September 8, 2021.

Affiant Signature

9/8/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of September 2021.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

