WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-13520-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 714769 DEEDWARR
09/13/2021 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210913-0122255

2021-1939-1

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson RR

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of September, 2021.

(Affix Seal) Notary Public

My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joseph Youssef and Engy Osama Youssef Matta 3116 Remington Park Court Hermitage, TN 37076	First Community Mortgage, Inc. 262 Robert Rose Drive, Ste 200 Murfreesboro, TN, 37129	Map/Parcel 064 16 0D 240.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven Jermaine Mitchell, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Youssef and Engy Osama Youssef Matta, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that 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. 125 on the Plan of Section Four Truxton Park, of record in Instrument No. 20020528-0064435, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven Jermaine Mitchell, an unmarried man, by Warranty Deed from Silvia C. Wilson, a single woman, of record in Instrument No. 20190129-0008400, in the Register's Office of Davidson County, Tennessee, dated January 25, 2019 and recorded on January 29, 2019.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2021 and subsequent years, a lien which is not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3116 Remington Park Court, Hermitage, TN 37076.

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and assigns, 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.

Effective the 8 day of September, 2021:

Steven Jermaine Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8 day of September, 2021, before me personally appeared Steven Jermaine Mitchell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8 day of September, 2021.

Notary Signature
My commission expires: 6/21/2025



Certificate of Authenticity

I, Cassidy Llewallen, 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 9.8.21.

Affiant Signature

9.9.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of September, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

