Karen Johnson Davidson County
Batch# 715559 DEEDWARR
09/14/2021 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210914-0123243

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021080225

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Peter Mourad and John Mourad | Everet Financial<br>~~Peter Mourad and John Mourad~~ | |
| (NAME)<br>3337 Tinney Pl | (NAME)<br>14801 Quorum Dr. #300 | 136-05-0A-107.00 CO |
| (ADDRESS)<br>Nashville, TN 37217 | (ADDRESS)<br>Dallas TX 75254 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 Dollars ($355,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALEXANDER L. STEPHENS AND MICHELLE M. STEPHENS**, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER MOURAD, 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(s) 78, as shown on the map entitled The Enclave at Bayview Estates (formerly known as Bayview Estates), Phase Four of record as Instrument No. 20030703-0092328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to ALEXANDER L. STEPHENS AND MICHELLE M. STHEPHENS, HUSBAND AND WIFE, by deed from EVELYN KERR, AN UNMARRIED WOMAN, of record in Instrument No. 20180413-0035085, dated April 10, 2018, said Register's Office.**

unimproved ☐
This is improved ☒ property, known as 3337 Tinney Pl, Nashville, TN 37217
(House No.) (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.

Executed by our hand this 9th day of September 2021.

Alexander L. Stephens

Michelle M Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of September 2021, before me, Maxine J. Rucker, a Notary Public for the above referenced State and County, personally appeared Alexander L. Stephens and Michelle M. Stephens, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 9th day of September 2021.

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Notary Public

My Commission Expires: 11-6-23

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 9, 2021.

J. Carlton Drumwright

September 9, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 9, 2021.

Notary

My Commission Expires: 12/18/22

