Karen Johnson Davidson County
Batch# 715651 DEEDWARR
09/14/2021 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210914-0123339

WARRANTY DEED

LINDA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

MJ-VRES-21-5196

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ayman Atalla	**SWBC MORTGAGE CORP.**	
(NAME)	(NAME)	
5196 Preserve Blvd	**9311 SAN PEDRO #100**	**175-06-0A-141.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**SAN ANTONIO, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL K. HORBOVETZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Ayman Atalla and Mareana Atalla, husband and wife,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being all of Lot No. 97 (Ninety Seven) on the plan of Final Plat, Phase I, Section II, The Preserve at Old Hickory "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20061031-0135248, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Michael K. Horbovetz, unmarried, by deed from Brandy L. Horbovetz, unmarried, of record in Instrument No. 20121023-0097147, dated October 2, 2012. Also see Warranty Deed in Instrument No. 20090224-0016166, Register's Office for said County.

This conveyance is subject to:

- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record as Instrument Number 20061031-0135248, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060824-0104548 and Instrument No. 20061208-0152023, Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087, in the Register's Office for Davidson County, Tennessee.
- Easement to Colonial Pipeline of record in Book 4542, Page 131, Book 3616, page 453, Book 3570, page 13 and Book 3571, page 599, in the Register's Office for Davidson County, Tennessee.
- Easement to First Suburban Water District of record in Book 4453, Page 154, in the Register's Office for Davidson County, Tennessee.
- Transmission line easements of record in Book 4425, Page 582 and Book 2346, page 378, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking to United States America (TVA) of record in Book 11335, Page 609 and in Instrument No. 20021017-0127752, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20041103-0132562, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20060824-0104548, in the Register's Office for Davidson County, Tennessee.
- Easement to TDS Telecom of record in Instrument Number 20061013-0127208, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5196 Preserve Blvd, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF SEPTEMBER, 2021.

Michael K. Horbovetz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL K. HORBOVETZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certification of Recorded Documents

I, Aubrey Seavers, 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 10, 2021.

(AFFIANT) – Aubrey Seavers

09/10/2021
Date

ANITA LESTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of September, 2021.

My commission expires: 10/2/23

Notary Public