Karen Johnson Davidson County
Batch# 718375 DEEDWARR
09/16/2021 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,306.47
20210916-0124850

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6228

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of September, 2021

Notary Public

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

Commission Expires: 7-7-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Aziz and Marian Hana 5021 Singing Hills Drive Antioch, TN 37013	David Aziz 5021 Singing Hills Dr Antioch, TN 37013	176-05-0B-108.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

George P. Kougias, Jr, a single man and Jessica Connors

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID AZIZ, MARRIED 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. 203 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page (s) 885 through 887, inclusive, 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 George R. Noren and wife, Lorna J. Noren by Warranty Deed from Continental Development and Construction Inc., a Tennessee corporation of record in Instrument No. 19991223-0306614 Register's Office for Davidson County, Tennessee, dated December 21, 1999 and recorded on December 23, 1999. (Value of consideration shown in aforementioned deed $179,000.00.)

Being the same property conveyed to George R. Noren and Lorna J. Noren as Trustees of the George R. and Lorna J. Noren Revocable Living Trust by Quitclaim Deed from George R. Noren and Lorna J. Noren of record in Instrument No. 20111219-0098568 Register's Office for Davidson County, Tennessee, dated November 08, 2011 and recorded on December 19, 2011. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Lorna J. Noren, a widow by Quitclaim Deed from Lorna J. Noren surviving Co-Trustees of the George R. and Lorna J. Noren Revocable Living Trust dated November 08, 2011, erroneously of record as George R. and Lorna J. Noren as Trustees of the George R. and Lorna J. Noren Revocable Living Trust of record in Instrument No. 20150121-0005919 Register's Office for Davidson County, Tennessee, dated January 14, 2015 and recorded on January 21, 2015 and Scriveners Affidavit recorded on August 17, 2015, in Instrument No. 20150817-0082249. (Value of consideration shown in aforementioned deed $10.00.)

Being the same property conveyed to Lorna J. Noren, Surviving Co-Trustee of the George R and Lorna J. Noren Revocable Living Trust by Quitclaim Deed from Lorna J. Noren, a

widow of record in Instrument No. 20150817-0082250 Register's Office for Davidson County, Tennessee, dated August 13, 2015 and recorded on August 17, 2015. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to George P. Kougias, Jr., an unmarried man and Jessica Connors, an unmarried woman by Warranty deed from Lorna J. Noren, Surviving Co-Trustee of the George R. and Lorna J. Noren Revocable Living Trust, dated November 08, 2011 of record in Instrument No. 20210326-0040303 Register's Office for Davidson County, Tennessee, dated March 25, 2021 and recorded on March 26, 2021. (Value of consideration shown in aforementioned deed $308,000.00.)

Address shown is information only, and is not part of the insured legal description. Being also known as 5021 Singing Hills Drive, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5021 Singing Hills Drive, 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 so 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.

Dated this the 14th day of September, 2021.

George P. Kougias, Jr

Jessica Connors

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George P. Kougias, Jr and Jessica Connors** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of September, 2021.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

(Notary Seal)

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 09-14-2021 (date of document).

Affiant Signature

09-15-2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024