This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13985-MC

Karen Johnson Davidson County
Batch# 718379 DEEDWARR
09/16/2021 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20210916-0124856

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $317,000.00.

Cindy C Locke
Affiant

Subscribed and sworn to before me, this the ~~10th~~ 15th day of September, 2021.

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Jennifer Russell
Notary Public
My Commission Expires: 03/01/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kinh Su Pham Nguyen 2921 Split Oak Trail Antioch, TN 37013	United Premier Funding, LLC 2645 North Berkeley Lake Road, suite 138-139 Duluth, GA 30096	149-03-0A-098-00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marceil A. Gerges fka Marceil A. Agayby and Samy B. Gerges, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kinh Su Pham Nguyen, an unmarried man**, hereinafter called the Grantee(s), his/her/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. 55 on the Plan of Section Four, Chelsea Village Addition of record in Plat Book 9700, Page 110, 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 Marceil A. Agayby and husband, Samy B. Gerges, by Warranty Deed from John Williams Johnson, Jr. and Ann Akbari, dated September 13, 2005 and recorded on September 14, 2005, of record in Instrument No. 20050914-0110820, Register's Office for Davidson County, Tennessee.

Marceil A. Gerges and Marceil A. Agayby is one and the same person

This is ☒ improved or ☐ unimproved property located at: **2921 Split Oak Trail, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2021.

GRANTOR:

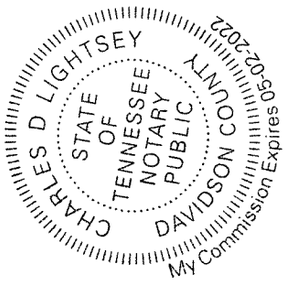
Marceil A. Gerges

Samy B. Gerges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marceil A. Gerges and Samy B. Gerges, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of September, 2021.



Notary Public
My Commission expires: 5/2/22

202109160124856

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 09/10/2021 (date of document).

Jennifer Russell
Affiant Signature

09/15/2021
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

