Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6770

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of September, 2021

Notary Public

Commission Expires:

JENNIFER R. YOUNG NOTARY PUBLIC STATE OF TENNESSEE 12-29-2021 WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 721063 DEEDWARR
09/21/2021 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210921-0126940

Address of New Owner	Send Tax Bills To:	Map & Parcel
Remoun Sadek and Christine Rasmi 1717 Porchrest Way Antioch, TN 37013	Pinnacle Bank 1503rd Ave S #1000 Nash, TN 37201	164-07-0A-164.00-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,

Marvin A. Cones and spouse, Margaret B. Cones

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

Remoun Sadek and Christine Rasmi, husband and wife

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. 177 on the Plan of Section Two, Harvest Grove formerly "Tillman Property" of record in Plat at Instrument No. 20140529-0046065, 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 Gregory A. Cones, an unmarried person by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20150127-0007582 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 27, 2015.

Being the same property conveyed to Marvin A. Cones and spouse, Margaret B. Cones by Warranty deed from Gregory A. Cones of record in Instrument No. 20210706-0090707 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 06, 2021.

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: 1717 Porchrest Way, 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 15th day of September, 2021.

Marvin A. Cones

Margaret B. Cones

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marvin A. Cones and Margaret B. Cones** 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 Knoxville, Tennessee this 15th day of September, 2021.

JENYE R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal) 12-28-2021
KNOX COUNTY

Notary Public
My Commission Expires: _____

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 15, 2021.

J. Carlton Drumwright

September 15, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 15, 2021.

Notary

My Commission Expires: 12/18/22

