Karen Johnson Davidson County
Batch# 727882 DEEDWARR
09/30/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20210930-0131532

WARRANTY DEED

ASHLEE D. PAGE 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 $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Fahim Eryan	SEND TAX BILLS TO: Fahim Eryan	MAP-PARCEL NUMBERS
(NAME) 2089 Brookstone Drive	(NAME) 2089 Brookstone Drive	15007053200
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **King David, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fahim Eryan** , HEREINAFTER CALLED THE GRANTEE, HIS 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. 2-B, Condominium Plat of Lot 2, Woodymore Heights, Section1, as of record in Plat Book 8250, Page 738, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed description of said lot.

Being the same property conveyed to King David, LLC, by virtue of that certain Quit Claim Deed dated October 2, 2020, and being of record at Instrument No. 20201022-0123146 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Girgis Youssef and Erini Ryad, husband and wife, by virtue of Warranty Deed dated March 6, 2017 at Instrument No. 20170308-0023078 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 8250, Page 738, Deed Restrictions recorded at Book 6534, Page 872, Book 6536, Page 329 and Book 6964, Page 617, Charter recorded at Book 10452, Page 832, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 3103 Woodymore Dr. Antioch, TN 37013
(House Number) (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.

Witness my hand this 28th day of September, 2021.

King David, LLC

By Girgis Youssef, Member

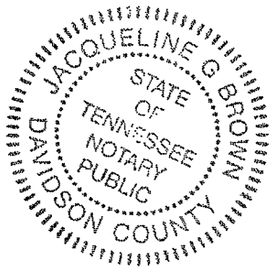
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Girgis Youssef., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of King David, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as a Member.

Witness my hand and official seal, this 28th day of September, 2021.

Notary Public Jacqueline G Brown

My Commission Expires: 3-8-22



Certificate of Authenticity

I, Holly A. Mason, 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 28th, 2021.

Affiant Signature

9/28/21
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

My Commission Expires: 9-5-22

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