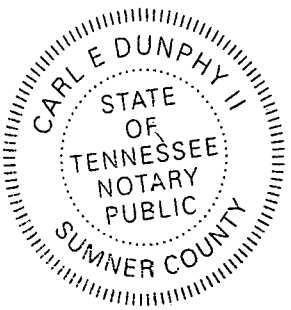
Karen Johnson Davidson County
Batch# 731309 DEEDWARR
10/07/2021 09:49:57 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20211007-0134749

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

George F. Yousef
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2021

CDR
Notary Public

MY COMMISSION EXPIRES: 9-20-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Yousef Marian Morgan	Evansville Teachers Federal Credit Union	175-02-0G-039.00
(NAME)	(NAME)	
4115 Saddlecreek Drive	P.O. Box 5129	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Evansville, IN 47116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mansour Morgan, a married man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **George Yousef and Marian Morgan,** 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:

Being all of Unit No. 6103, on the plan of Old Hickory Commons, Section Five, A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20190502-0040940, and amended in Instrument Number 20190502-0040941, 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 a portion of the property conveyed to Old Hickory Commons, LLC, a Tennessee limited liability company by deed from Luther Marie Vaughn, Trustee U/A/S October 30, 1998 of the Vaughn revocable Living Trust agreement dated April 15, 2005 of record in Instrument Number 20050415-0042164 in the Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Ole South Properties, Inc., a Tennessee corporation by deed from Old Hickory Commons, LLC, a Tennessee Limited Liability Company dated April 8, 2020 and filed for record April 9, 2020 as Instrument No. 20200409-0037592 in the Register's Office for Davidson County, Tennessee and further conveyed to Mansour Morgan, married from Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed on April 20, 2020, of record in Instrument Number 20200513-0049439, Register's Office for Davidson County, Tennessee.

Subject to all matters according to plat and survey appearing of record in Instrument Number 20190502-0040940, and amended in Instrument Number 20190502-0040941, of the Register's Office for Davidson County, Tennessee.

Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, filed for record as Instrument Numbers 20070920-00112646; 20071213-0143334; 20080710-0071087; 20080317-0026338; 20101222-0101832; 20130322-0028759; 20140207-0011094; 20170602-0055284; 20081117-0113467; 20130322-0028759 and 20140207-0011094, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement for Old Hickory Commons of record in Instrument Number 20060307-0026092, Register's Office for Davidson County, Tennessee.

Fifty-Foot Colonial Pipeline Easement of record in Book 3570, Page 11, Register's Office for Davidson County, Tennessee.

A Communication Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation d/b/a TDS Telecom of record in Instrument Numbers 20080709-0070604 and 20081121-0114642, Register's Office for Davidson County, Tennessee.

Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville 1, LLC of record in Instrument Number 20161212-0130102, Register's Office for Davidson County, Tennessee.

Transmission Line Easements of record in Book 2344, Page 432; Book 4425, Page 535 and Book 11124, Page 716, Register's Office for Davidson County, Tennessee.

Boundary Plat of record in Instrument Number 20190820-0083637, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.
Taxes have been prorated and assumed by the Grantee(s)

unimproved ☐

This is improved ☑ property, known as 4115 Saddlecreek Drive, 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/our hands this 11th day of October, 2021.

Mansour Morgan

State of Tennessee
County of Davidson

Personally appeared before me Mansour Morgan, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of October, 2021.

Notary Public CARL Dunphy
My Commission Expires: 9-20-2022

File No.: 202108063

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY