This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 734040 DEEDWARR
10/12/2021 10:53:51 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20211012-0136887

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, WE, **HAROLD PATTERSON, JR. and RACHEL PATTERSON, husband and wife**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOURAD MIKHAIEL AND NAGAAT EMBARK, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS LOT 19 AS SHOWN AND FURTHER DESCRIBED ON THE FINAL PLAT OF ROLLING HILLS SUBDIVISION OF RECORD AT INSTRUMENT NO. 201611090118395 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO HAROLD PATTERSON, JR. AND RACHEL PATTERSON, HUSBAND AND WIFE, BY SPECIAL WARRANTY DEED FROM LENNAR HOMES OF TENNESSEE, LLC, A DELEWARE LIMITED LIABILITY COMPANY, DATED JULY 27, 2017, OF RECORD IN INSTRUMENT NO. 20170728-0076535, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 2168 POSTINGS POINT, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 7th day of October, 2021.

HAROLD PATTERSON, JR.

RACHEL PATTERSON

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **HAROLD PATTERSON, JR. and RACHEL PATTERSON**, the within named bargainors, 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.

DONE at offices in Hendersonville (City), TN, on this the 7th day of October, 2021.

NOTARY PUBLIC
My commission expires: 8/21/23

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$385,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2021.

NOTARY PUBLIC
My commission expires: 8/21/23

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
MOURAD MIKHAIEL
NAGAAT EMBARK
~~2168 POSTINGS POINT~~ 100 Rosalee Ct.
~~ANTIOCH, TN 37013~~ LaVergne, TN 37086

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 164-03-0-A/019.00 CO