Karen Johnson Davidson County
Batch# 741088 DEEDWARR
10/21/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20211021-0141472

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 21090899

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 15th day of October, 2021.

Notary Public
My Commission Expires: 9/19/22

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Ata Boules and Nesreen Ghaly	US Bank, NA C/O US Bank	150-03-302.00
4012 Lancashire Drive	4801 Frederica St	
Antioch, TN 37013	Owensboro, KY 42301	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Darrell Hampton and Raquel Y. Qualls-Hampton, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ata Boules and Nesreen Ghaly, a married couple with rights of survivorship**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No 613 on the Plan of Section Two, Kensington of Priest Lake of record in Plat Book 6250, Page(s) 592 and 593, 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 Darrell Hampton and Raquel Y. Qualls-Hampton, husband and wife, by Warranty Deed from Kimberly Ann Vandevender, a married person, dated June 20, 2018, of record in Instrument No 20180622-0060657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 4012 Lancashire Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of October, 2021.

Raquel Y. Qualls-Hampton

Darrell Hampton

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Raquel Y. Qualls-Hampton and Darrell Hampton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 15th day of October, 2021.

Notary Public at Large
My Commission Expires: 2/22/25

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Katelyn Taylor, 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 10/15/21 (date of document).

Affiant Signature

10/15/21
Date

State of TN

County of Rutherford

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

Notary's Signature

MY COMMISSION EXPIRES: 9/19/22

NOTARY'S SEAL

