Karen Johnson Davidson County
Batch# 742290 DEEDWARR
10/25/2021 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211025-0142877

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-14311-MC

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Medhat Gerges
Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this 21st day of October, 2021.

Rachel Marie Collins
Notary Public:
My Commission Expires: 3.6.2024

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Medhat Gerges and Rawya Marzouk 5617 Cedar Ash Crossing Antioch, TN 37013	~~New Owner~~ Pinnacle Bank 150 3rd Ave South Nashville TN 37201	164-13-0-005.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Antoin G. Scott, an unmarried man**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Medhat Gerges and Rawya Marzouk, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 289 on the Plan of Section One, Asheford Crossing, as shown on plat of record in Plat Book 7900, Page 937, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Antoin G. Scott, by Quitclaim Deed from Marvetta A. Scott, dated 6/2/2011 and recorded 6/13/2011 in Instrument No. 20110613-0044938; and being the same property previously conveyed to Antoin Scott, by Warranty Deed from Jeremy L. Owens, married, dated 5/2/2011 and recorded 5/6/2011 in Instrument No. 20110506-0035167, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all matters shown on plat of record in Plat Book 7900, Page 937, in the Register's Office of Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900, as amended in Book 9980, page 482, Book 10301, page 180, and further amended in Book 10640, page 941, in the Register's Office of Davidson County, Tennessee.

Subject to By-Laws of record in Book 9651, page 925, in the Register's Office of Davidson County, Tennessee.

Subject to Charter in Book 9651, page 895, in the Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 5617 Cedar Ash Crossing, 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we 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 unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 hand(s) this the 21st day of October, 2021.

ANTOIN G. SCOTT
BY CLARICE SCOTT ROBERTS AS ATTORNEY IN FACT
Antoin G. Scott (aka Antoin Gerard Scott) by Clarice Scott Roberts, as attorney in fact, pursuant to Power of Attorney of record in Instrument No. 20210723-0099322, Registers Office of Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clarice Scott Roberts**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Attorney in Fact of **Antoin G. Scott**, the bargainor, and who, being authorized to do so, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of October, 2021.

Brenda Huntsman
Notary Public:
Commission Expires: 10/15/22



Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 October 21, 2021.

Storey Carver
Affiant Signature

10/21/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of October 2021.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

