Karen Johnson Davidson County
Batch# 743119 DEEDWARR
10/25/2021 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $814.74
20211025-0143103

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson }

The actual consideration or value, ~~whichever is greater~~ for this transfer is: $220,200.00

Affiant Signature

Subscribed and sworn to before me on this the 15th Day of Oct, 2021.

Notary Public

My Commission expires 11 / 06 / 2024

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Fady Khalol
3008 Mossdale Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Fady Khalol
3008 Mossdale Drive
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 15006012000

WARRANTY DEED
21NT02522

Effective the 15th Day of October, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Guadalupe Martinez and Husband Elmer Acevedo

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Fady Khalil, a single man

Hereinafter called the GRANTEES, 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 part of Lot No. 51 on the Plan of Cherry Hills, Section 11-A, as of record in Plat Book 5200, Page 730, amended in Book 6250, Page 134 in the Register's Office for Davidson County, Tennessee.

Said part of Lot being Lot 51-A on the plan of Zone Lot Division of 48, 49, 50, 51, 52 and 53 of Cherry Hills, Section 11-A of record in Book 6250, Page 134, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same premises as conveyed in Agreed Order to Guadalupe Martinez and Husband Elmer Acevedo from Guadalupe Martinez and Husband Elmer Acevedo recorded 09/29/2010 in Document Number 20100929-0077506, Book na, Page na, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3008 Mossdale Dr, Antioch, TN 37013-1390

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 15th day of Oct, 2021

Guadalupe Martinez

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Guadalupe Martinez**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of Oct, 2021.

Notary Public
My Commission expires: 1 / 16 / 2024

Elmer Acevedo

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Elmer Acevedo**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of Oct, 2021.

Notary Public
My Commission expires: 1 / 16 / 2024

202110250143103

Tennessee Certification of Electronic Document

I, Shawn Stevens 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

10/21/21
Date

State of Tennessee
County of Davidson

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

(SEAL) CORTNEY JACKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

Notary's Signature
My Commission Expires: 5/7/24