This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11148-MC

Karen Johnson Davidson County
Batch# 744984 DEEDWARR
10/27/2021 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,270.95
20211027-0144405

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $343,500.00.

Affiant

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

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Oscar Torres Morales and<br>Maria Amaro Castillo<br>4944 Pebble Creek Drive<br>Antioch, TN 37013 | New Owner<br>4944 Pebble Creek Dr.<br>Antioch, TN 37013 | 149-06-0-003.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **SIS Investment Inc., a Tennessee Corporation**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Oscar Torres Morales and Maria Amaro Castillo, married**, 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:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Pebble Creek Subdivision, Section I of record in Plat Book 5210, Page 72, 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 Ibrahim Hanna by Warranty deed from Mary Teresa Covington Bryant, Executrix of the Estate of Mabel Elizabeth Covington, and Mary Teresa Covington Bryant, Individually as Heir Under the Last Will and Testament of Mabel Elizabeth Covington, of record in Instrument No. 20190723-0072243 Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 23, 2019. Further being the same property conveyed to SIS Investment Inc., a Tennessee corporation by Quitclaim deed from Ibrahim Hanna of record in Instrument No. 20190815-0081831 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 15, 2019.

This is ☒ improved or ☐ unimproved property located at: **4944 Pebble Creek Drive, Antioch, TN 37013**



20211027014405

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 15th day of October, 2021.

GRANTOR:

SIS Investment Inc., a Tennessee Corporation

By: Semon Sobhy
Semon Sobhy, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Semon Sobhy, President the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of SIS Investment Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of October, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024



202110270144405

## Certificate of Authenticity

I, Cami Allen, 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.

Affiant Signature

10-15-21
Date

State of Tennessee
County of Davidson

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

Jacqueline G Brown
Notary's Signature

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Seal)

My Commission Expires: 3-8-22