2021-794

Name and Address of New Owner:
Jihad Boustany
121 Hillsboro Place
E121
Nashville, TN 37215

Send Tax Bills To:
JP Morgan Chase Bank, N.A.
3415 Vision Drive
Columbus, OH 43219

Karen Johnson Davidson County
Batch# 755434 DEEDWARR
11/16/2021 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20211116-0152235

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 117-03-0C-121.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MacKenzie Strawn Hyde, f/k/a MacKenzie G. Strawn, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jihad Boustany, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 121, in a Horizontal Property Regime, as shown on the Site Plan of Hillsboro Place Condominiums, of record in Book 5200, Page 725 and amended in Book 5200, pages 757-758, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MacKenzie G. Strawn by Warranty Deed from Fu Huang and Chia Fen Chen and Sheng Chi Huang, Tenants in common with right of survivorship, of record in Instrument No. 20150803-0076621, Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on August 3, 2015. (Value of consideration shown in aforementioned deed $210,000.00.)

Being also known as 121 Hillsboro Place, Nashville, Tennessee 37215.

***Subject property is not now or ever has been principal place of residence for the Grantor herein

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of November, 2021.

_____(SEAL)
MacKenzie Strawn Hyde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named MacKenzie Strawn Hyde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 9th day of November, 2021.

_____
Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

GEE JAY STATE OF TENNESSEE NOTARY PUBLIC

Sworn to and subscribed before me this
9th day of November, 2021.

_____
Notary Public
My commission expires: 5/2/22

File No. ST-21-303

202111160152235

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 9th day of November, 2021.

Quin Evans Segall

11/09/2021
DATE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 9th day of November, 2021.

My Commission Expires: 5/2/22

Notary Public

