WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

W-TRA-21-1205

Karen Johnson Davidson County
Batch# 758585 **DEEDWARR**
11/19/2021 02:59:54 PM 2 pgs
Fees: $13.00 Taxes: $1,122.21

20211119-0154366

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samir Gerees and Sabah Fekry	**U.S. Bank N.A.**	
(NAME)	(NAME)	
1205 Lakewalk Drive	**3301 Rider Trail S.**	**164-08-0A-032.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Earth City, MO 63045**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DESTA AYELE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMIR GEREES AND SABAH FEKRY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 40 on the Plan of Final Plat of Section One, Hallmark, of record in Plat at Instrument No. 20050315-0028142, 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 Desta Ayele, an unmarried man by Warranty Deed from Shawn A. Tobe and Destiny Ann Tobe, husband and wife of record in Instrument No. 20160112-0003274 Register's Office for Davidson County, Tennessee, dated January 8, 2016 and recorded on January 12, 2016.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat at Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20051116-0138367, Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement of record in Book 4706, Page 227, in the Register's Office for Davidson County, Tennessee.
- Road Agreement and Sewer Easement of record in Instrument Number 2004416-0043248, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20030519-0067720, in the Register's Office for Davidson County, Tennessee.
- Subject to building restriction lines, easements, rights of way, notes terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded as Instrument No. 200503150028142, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument Number 200602240021895, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1205 Lakewalk Drive, Antioch, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th DAY OF NOVEMBER, 2021.

Desta Ayele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212