THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038152** Karen Johnson Davidson County Batch# 764494 DEEDWARR 12/01/2021 01:13:30 PM 3 pgs Fees: $18.00 Taxes: $1,498.50 20211201-0158906	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 24th day of November, 2021. Notary Public My Commission Expires:

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

WARRANTY DEED

Address New Owner: Makaroes Youssef and Irene Wahba 5037 Singing Hills Drive Antioch TN 37013	Send Tax Bills To: ~~New Owner~~ Supreme Lending 14801 Quorum Dr, Suite 300 Dallas, TX 75254	Tax Information: Tax Parcel ID No. 176-05-0B-104.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Enrique A. Rodriguez and Beth B. Rodriguez, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Makaroes Youssef and Irene Wahba, husband and wife**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 199, as shown on the map entitled Hickory Woods Estates Section "C", of record in Plat Book 6900, Pages 885-887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ENRIQUE A. RODRIGUEZ AND WIFE, BETH B. RODRIGUEZ, by deed from CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., of record in Book 10215, page 571 , dated October 1, 1996 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 176-05-0B-104.00 CO.

Matters shown on the Plan of record in Plat Book 6900, Pages 885-887, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9678, Page 187, amended in Book 9764, Page 44, and in Instrument No. 20001207-0120450, said Register's Office.

Hickory Woods Estates Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957, amended in Instrument No. 20031010-0150800, said Register's Office.

Hickory Woods Estates Homeowners Association Architectural Review Committee of record in Instrument No 20010614-0062710, said Register's Office.

Transmission Line Easement of record in Book 9632, Page 973, said Register's Office.

This is improved property located at 5037 Singing Hills Drive Antioch TN 37013

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24th day of November, 2021.

Enrique A. Rodriguez

Beth B. Rodriguez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Enrique A. Rodriguez and Beth B. Rodriguez, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 24, 2021.

J. Carlton Drumwright

November 24, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 24, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY