Karen Johnson Davidson County
Batch# 764605 DEEDWARR
12/01/2021 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20211201-0159034

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Matilda H. Bronson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 2021

Notary Public

MY COMMISSION EXPIRES: 4-24-2023

(AFFIX SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2021-2075A

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fakhry Mikhail and Fifi Mina	Fakhry Mikhail and Fifi Mina	183-05-0A-222.00
(NAME)	(NAME)	
5136 Morningwood Lane	5136 Morningwood Ln	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Matilda H. Bronson f/k/a Matilda H. Shields, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fakhry Mikhail and Fifi Mina, husband and wife,** 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. 51 on the Plan of October Woods, Phase 5, Section 8, Planned Unit Development, as shown on plat of record in Instrument No.19991214-0303097 and Instrument Number 19991214-030398, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Matilda H. Shields, an unmarried woman by Warranty deed from Yazdian Construction Inc., a Tennessee Corporation of record in Instrument No. 20021209-0151254 Register's Office for Davidson County, Tennessee, dated December 02, 2002 and recorded on December 09, 2002.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record as Instrument Number 19991214-0303097 and Instrument no. 19991214-0303098, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9840, Page 276, made applicable to Section 8 in Instrument No. 19991206-0300152, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee. Conveyance of common area to HOA of record in Instrument Number 20000425-0041127, in the Register's Office

for Davidson County, Tennessee. Drainage Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 8443, Page 75, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 11367, Page 166, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 5136 Morningwood Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 18th DAY OF NOVEMBER, 2021.

Matilda H. Bronson f/k/a Matilda H. Shields

John E. Bronson joins this conveyance for the express purpose of relinquishing all her right, title, and interest to said property, marital or otherwise.

John E. Bronson

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal at office, this 18th day of November, 2021.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public (SEAL) Williamson County

Tennessee Certification of Electronic Document

I, Kesha Herron 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 11-18-21 (date of document).

Kesha Herron
Affiant Signature

11-22-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of November, 2021.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024