Karen Johnson Davidson County
Batch# 766497 DEEDWARR
12/03/2021 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,485.55
20211203-0160303

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mike Mekhail	Mike Mekhail	098010039.00
(NAME) 139 Vanner Road	(NAME) 139 Vanner Road	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Mount Juliet, TN 37122	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Shannon G. Henry, a widow**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mike Mekhail, a married man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 212, on the Plan of the Resubdivision of Lots 211, 212, 213, 214, 214A and 214B of LakePark, Section 4, of record in Plat Book 5190, Page 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Shannon G. Henry, married by Warranty Deed from The Russell E. Dockum and Delores B. Dockum Revocable Living Trust dated 04/16/2001 and recorded 04/18/2001, of record in Instrument 200104180038445, Register's Office for Davidson County, Tennessee. The spouse of Shannon G. Henry having since died November 4, 2013.

This conveyance is subject to the following: Taxes for 2021 have been paid on behalf of the Grantor by the State of Tennessee for the Veterans Tax Relief Program, no tax proration allowed, future taxes assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 5190, Page 15, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 4787, Page 516, Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 5018, Page 625, Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 5063, Page 369, Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200005260052723 and Amendment Declarations of record in Instrument 200012150123565, Instrument 200201150006136 and Instrument 200401150006286, Register's Office for Davidson County, Tennessee; Charter of Lake Park Homeowners Association of record in Book 4669, Page 746, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5903 Port Anadarko Trail, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 19th day of November, 2021.

Shannon G. Henry

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shannon G. Henry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of November, 2021.

Notary Public:
My Commission Expires: 3.8.25

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202112030160303

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 19, 2021

Tracey Trumphour
Affiant
Date: 11-19-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 19 day of November, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY