WARRANTY DEED

File #21471

Karen Johnson Davidson County
Batch# 769543 DEEDWARR
12/08/2021 08:03:30 AM 4 pgs
Fees: $23.00 Taxes: $802.90
20211208-0162443

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MATTHEW CROWNING
My Commission Expires JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micheil Mikhail	NEW OWNER	-136-15-0-099.00
(NAME) 3543 Gondola Drive	(NAME) c/o U.S. Bank N.A.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) 4801 Frederica St Owensboro, KY 42301	
(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, **Robert D. Cox and Sarah M. Glass, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Micheil Mikhail and Sawsan Bshara, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 61B on the Plan of Chelsea of Priest Lake, Section One-B of record in Plat Book 6250, Page 8, amended on the plat of Zone Lot Division, Lots Nos. 60 through 63, Chelsea of Priest Lake, Section One-B, of record in Plat Book 6250, Page 364, 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 Robert D. Cox and Sarah M. Glass, husband and wife by Warranty deed from Jeffery D. Mitchener, unmarried of record in Instrument No. 20180525-0050234 Register's Office for Davidson County, Tennessee, dated May 23, 2018 and recorded on May 25, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3543 Gondola Drive, 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 hand this 24 day of November, 2021.

Robert D. Cox

Sarah M. Glass

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Robert D. Cox and Sarah M. Glass, husband and wife**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

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

My commission expires: _____ _____
Notary Public

See attached

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 11/24/2021 before me, John Aldawoodi, Notary Public
(insert name and title of the officer)

personally appeared Robert D. Cox and Sarah M. Glass,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOHN ALDAWOODI
COMM. #2349961
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires MARCH 8, 2025

Signature _____ **(Seal)**

Certificate of Authenticity

I, Maxine Rucker , do hereby make an 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 12/2/2021

Name: Maxine Rucker
Title: Closing Agent
Date: 12/2/21
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 07/14/2021:

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023