Karen Johnson Davidson County
Batch# 775086 DEEDWARR
12/16/2021 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20211216-0166623

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-14398

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 16, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Abanoub Thabet (NAME)	SWBC (NAME)	164-07-0A-312-00
525 Gracewood Grove (STREET ADDRESS)	9311 San Pedro Ave, Ste. 100 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Marylyn Jimenez Pulgarin and Adam Hernandez, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HA VE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abanoub Thabet and Thany Gergis, 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. 289 on the Plat of Harvest Grove, a Planned Unit Development, Section three, of record in Instrument No. 20160429-0042362, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marylyn Jimenez Pulgarin and Adam Hernandez, wife and husband by Deed dated February 27, 2017, recorded March 1, 2017, in Instrument Number 20170301-0020049, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 525 Gracewood Grove, Antioch, TN 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 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. Whenever 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 2nd day of December, 2021.

X _____
Adam Hernandez

X _____
Marylyn Jimenez Pulgarin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2021, before me personally appeared Adam Hernandez and Marylyn Jimenez Pulgarin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2021.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ACN

PREPARED BY ~~AND RETURN TO~~:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to
Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933
1735

Certificate of Authenticity

I, Kimberly Hollingshead, 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 12/2/21.

Kimberly Hollingshead, Esq.

12/2/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2nd day of December, 2021.

Notary's Signature
My Commission Expires: _____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 16, 2025