Karen Johnson Davidson County
Batch# 779439 DEEDWARR
12/23/2021 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20211223-0169880

WARRANTY DEED



Y-BM-21-1005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-7-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mina Gerges	**New Owner** Mina Gerges	
(NAME)	(NAME)	**164-10-0A-374.00-CO**
1005 Summercrest Ct	**1005 Summercrest Ct**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Antioch, TN 37013**	
(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 consideration, the receipt of which is hereby acknowledged, **HASAN ZAKHOY AND HAMAEL KUCHER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MINA GERGES, MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 419 on the Plan of Final Plat of Village Nine, Summerfield Subdivision of record in Plat at Instrument No. 20060718-0086560, 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 Hasan Zakhoy and Hamael Kucher, husband and wife by Warranty deed from Darran Wiggins, unmarried and Darlene Wiggins, unmarried of record in Instrument No. 20170621-0062481 Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 21, 2017.

This conveyance is subject to:
- 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 20060718-0086560, 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 11588, Page 484; Book 1669, Page 376; Instrument Number 20010308-0021946; Instrument No. 20051103-0133360, Instrument No. 20050317-0029621, Instrument No. 20051103-013359, Instrument No. 20060724-0089079, Instrument Number 20010504-0046260; Instrument Number 20030527-0071168; Amended to Supplementary Declaration adding Section Nine filed in Instrument Number 20060921-0117120, Instrument Number 20060724-0089080, and Instrument No. 20060724-0089081, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 11648, Page 660 and amended in Instrument Number 20010326-0028531, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Homeowner's Association of record in Instrument Number 20010504-0046261 amending Book 11648, Page 662, in the Register's Office for Davidson County, Tennessee.
- Easement granted to BellSouth of record in Book 1141, Page 327, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20031028-0158502, Instrument No. 20050329-0033458, and Instrument Number 20000113-0004777, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement to Tennessee Telephone Company of record in Instrument Number 20000824-0083643, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Instrument Number 19991216-0303934, and Instrument No. 20000809-0079074, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20070126-0010808 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 Summercrest Ct, Antioch, Tennessee 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 GRANTEE(S), their heirs and 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), 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 the 16th DAY OF DECEMBER, 2021.

Hasan Zakhoy

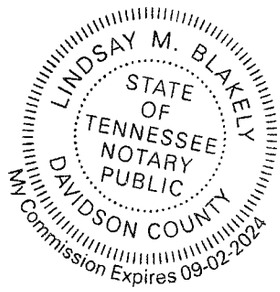
HAMAEL KUCHER
Hamael Kucher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of December, 2021.

Notary Public
My Commission Expires: 9-2-24
(SEAL)

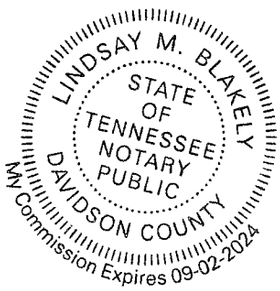


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of December, 2021.

Notary Public
My Commission Expires: 9-2-24
(SEAL)



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 12-16-21 (date of document).

Kesha Herron
Affiant Signature

12-20-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th of December, 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

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