Karen Johnson Davidson County
Batch# 792766 DEEDWARR
01/19/2022 11:13:30 AM 5 pgs
Fees: $28.00 Taxes: $758.50
20220119-0007270

Name and Address of New Owner:
Mohssin Mosad and Nagat Endraus
3215 LuAnn Dr
Antioch, TN 37013
Send Tax Bills To: US Bank
4801 Frederica Street
Owensboro, KY 42301
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 150-05-0-334.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sean T. Boyd, Trustee of The Anne D. Boyd Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mohssin Mosad and Nagat Endraous, a married couple,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11-A on the Plan of Zone Lot Division of Lots 9, 10, 11, 12, 13 & 14, Cherry Hills, Section 12, of record in Plat Book 6250, Page 734, 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 Anne D. Boyd by Warranty Deed from Masten Family Trust under the will of John Talbot Masten, Jr. of record in Instrument No. 20070430-0051109, Register's Office for Davidson County, Tennessee, dated April 17, 2007 and recorded on April 30, 2007. (Value of consideration shown in aforementioned deed $89,000.00.)

Being a portion of the same property conveyed to Sean T. Boyd, Trustee of the Anne D. Boyd Trust by Quitclaim Deed from Richard J. Boyd, Sean T. Boyd and Susan M. Rosenquist, as heirs-at-law of the Estate of Anne D. Boyd, of record in Instrument No. 20191230-0134623, Register's Office for Davidson County, Tennessee, dated December 27, 2019 and recorded on December 30, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Anne D. Boyd died on August 05, 2018. See also Affidavits of Heirship recorded on December 30, 2019 with Instrument Number: 20191230-0134621 and Instrument Number: 20191230-0134622, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of December, 2021.

Anne D. Boyd Trust dated June 3, 1998

By: _____ TRUSTEE
Sean T. Boyd, Trustee

State of California
County of _____

Before me, _____ of the state and county mentioned, personally appeared Sean T. Boyd, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of Anne D. Boyd Trust dated June 3, 1998, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 30th day of December, 2021.

_____
Notary's Signature
My commission expires:_____

See attached

# ALL PURPOSE 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 Sacramento

On dec 30, 2021, before me, Beth J. Mau, Notary Public,
personally appeared Sean T. Boyd

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.

Beth J. Mau

BETH J. MAU
COMM. #2329082
Notary Public · California
Placer County
My Comm. Expires June 23, 2024

My Commission Expires: June 23, 2024
Commission Number: 2329082

Name of Document: Warranty Deed
Date of Document: dec 30, 21 Number of Pages: three
Signers Other Than Named Above none

## AFFIDAVIT OF VALUE

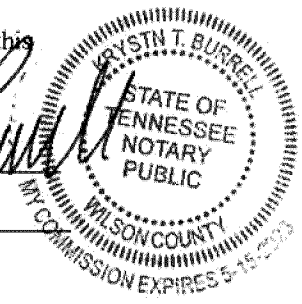
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of December, 2021.

Notary Public
My commission expires:
File No. GNT-21-1974



# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 30, 2021.

J. Carlton Drumwright

December 30, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 30, 2021.

Notary

My Commission Expires: 12/18/22

