Karen Johnson Davidson County
Batch# 795298 DEEDWARR
01/26/2022 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,650.20
20220126-0009266

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

CHERYL BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-112468

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bishowi Nassif and Merna Ghobrial	New Owner	
(NAME)	(NAME)	
4137 Crimson Hop Drive		182-15-0B-148.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY-SIX THOUSAND AND NO/100 DOLLARS ($446,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HALLIE EARL AND BRANDON EARL, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BISHOWI NASSIF, A SINGLE MAN AND MERNA GHOBRIAL, SINGLE WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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. 148 on the Plan of Final Plat Clover Glen, Phase 3B, of record in Plat of record in instrument 20201006-0115873, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation by Special Warranty deed from OHB Land LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190220-0015536, Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 20, 2019.

Being the same property conveyed to Hallie Earl and Brandon Earl, wife and husband by Special Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20210505-0060590, Register's Office for Davidson County, Tennessee, dated May 4, 2021 and recorded on May 5, 2021.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 4137 Crimson Hop Drive, Antioch, TN 37013
(House No.) (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/our hand(s) this the 10th day of December, 2021

Hallie Earl

Brandon Earl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Hallie Earl and Brandon Earl, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of December, 2021.

Notary Public

My Commission Expires: 05·05·2025

(SEAL)

CHERYL BUCKINGHAM-BURGESS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12.10.21 (date of document).

Connie Taylor
Affiant Signature

12.10.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

