Karen Johnson Davidson County
Batch# 798663 DEEDWARR
02/01/2022 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220201-0011838

Name and Address of New Owner:
Mina Kirollos
3253 Clapham Road
Antioch, TN 37013

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-15489-MC

Send Tax Bills To:
~~same~~ Pinnacle Bank
150 3rd Ave, South Ste 1000
Nashville TN 37201

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 149 3 A 27.00CO

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, **Syphoum V. Sychareune ,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mina Kirollos, an unmarried man** "the Grantee," the following described real estate in Davidson County, Tennessee :

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 98 ON THE PLAN OF SECTION TWO, CHELSEA VILLAGE ADDITION, OF RECORD IN PLAT BOOK 7900, PAGE 903, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SYPHOUM V. SYCHAREUNE, UNMARRIED, BY WARRANTY DEED FROM WILLIAM T. NAPIER, AND EUGENIA M. NAPIER, HUSBAND AND WIFE, RECORDED ON JANUARY 4, 2005, OF RECORD IN INSTRUMENT NO. 20050104-0001432, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3253 CLAPHAM RD., ANTIOCH, TN 37013.

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

- Jennifer Sychareune **is signing to convey all and any marital rights she may have in said property**

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 21st day of January, 2022.

_____(SEAL)
Syphoum V. Sychareune

_____(SEAL)
Jennifer Sychareune

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2022, before me personally appeared Syphoum V. Sychareune and Jennifer Sychareune, 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 21st day of January, 2022.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

_____
Notary Signature
My commission expires:

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 $385,000.00, 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
21st day of January, 2022.

_____
Notary Public
My commission expires: 5/20/24
File No. 2021-4025-BT

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

202202010011838

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 January 21, 2022.

Storey Carver
Affiant Signature

1/21/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of January 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

