WARRANTY DEED

Karen Johnson Davidson County
Batch# 802785 DEEDWARR
02/09/2022 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220209-0015006

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2022.

Notary Public

My commission expires:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Younan Gerges	SWBC Mtg	Map 176-01-0-B Parcel 002-00co
209 Maxwell Place	9311 San Pedro #100	
Antioch, TN 37013	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rita M. Dadosky, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Younan Gerges, SINGLE MAN.

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. 102 on the Final Plat for Maxwell Place P.U.D., of record in Instrument No. 20050418-0042714 and Surveyor's Certificate of Correction in Instrument No. 20050614-0067855, 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 Rita M. Dadosky, a single woman, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20071001-0116743, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20050418-0042714 and Surveyor's Certificate of Correction in Instrument No. 20050614-0067855, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions, and Restrictions of Maxwell Place, of record in Instrument No. 20060301-0023937, Register's Office for Davidson County, Tennessee. 3) Right-of-way Agreement as set out in the Deed of record in Book 4063, Page 299, Register's Office for Davidson County, Tennessee. 4) Stormwater Detention Agreement of record in Instrument No. 20050322-0030977, Register's Office for Davidson County, Tennessee. 5) Conveyance of Common Area and Open Space to Maxwell Place Homeowners' Association, Inc., of record in Instrument No. 20060301-0023936, Register's Office for Davidson County, Tennessee. 6) Charter of Maxwell Place Homeowners' Association, Inc., of record in Instrument No. 20060309-0027699, Register's Office for Davidson County, Tennessee. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **209 Maxwell Place, 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 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 28 day of **January, 2022.**

Rita M. Dadosky

Rita M. Dadosky

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rita M. Dadosky,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of **January, 2022.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/16/24

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 January 28, 2022.

J. Carlton Drumwright

January 28, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 28, 2022.

Notary

My Commission Expires: 12/18/22

