Karen Johnson Davidson County
Batch# 806383 DEEDWARR
02/15/2022 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220215-0017604

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Subscribed and sworn to before me, this 31 day of January, 2022.

Notary Public
My commission expires:

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Raafat Makar **Boules Makar**	Raafat Makar Boules Makar	**182150B01200CO**
1204 Yellow Hop Aly	1204 Yellow Hop Aly	
Antioch, TN 37013	Antioch, TN 37013	

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

Stacey A. Strand, married

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

Raafat Makar and Boules Makar, husband and wife

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. 12, on the plan of Minor Subdivision Final Plat Clover Glen Phase 1A, of record in Instrument No. 20180618-0058128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Stacey A. Strand, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated January 9, 2019, of record in Instrument No. 20190118-0005316, in the Register's Office for Davidson County, Tennessee. Subject property was never the sole primary residence of the Grantor's spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1204 Yellow Hop Aly, 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, 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 in 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.

S A Strand Date: 31 Jan. 2022

Stacey A. Strand

STATE OF Tennessee

COUNTY OF Rutherford

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

Witness my hand, at office, this 31st day of January, 2022.

Brock Lompart

NOTARY PUBLIC

My Commission Expires: 9-21-2024

BROCK LOMPART
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 1-31-22.

Kesha Herron

Affiant Signature

2-4-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th of February, 2022

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Notary's Signature
My Commission Expires: 7/9/24