This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 816934 DEEDWARR
03/07/2022 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220307-0025848

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $400,000

Affiant Signature

Subscribed and sworn to before me on this the 8 Day of Feb, 2022

Notary Public

My Commission expires _____/_____/_____

SUSAN NARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Malak Hanna and Marem Yousef
900 Mulberry Hill Place
Antioch, TN 37013

SEND TAX BILLS TO:
Malak Hanna and Marem Yousef
900 Mulberry Hill Place
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID # 149150A44300CO

WARRANTY DEED

21NT03483

Effective the 8th Day of Feb, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Makrem Youssef and Hena Youssef, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Malak Hanna and Marem Yousef, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 154, on the Plan of Phase Six, Cambridge Forest, of record in Instrument No. 20070430-0051165, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to Makrem Youssef and Hena Youssef, husband and wife by Warranty Deed from Envision Construction, LLC dated 08/25/2015 recorded 08/27/2015 in Book NA, Page NA, as Document Number 20150827-0086866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive convenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is an improved property commonly known as: 900 Mulberry Hill Pl, Antioch, TN 37013-1997

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 8th day of Feb, 2022

Makrem Youssef
Makrem Youssef

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Makrem Youssef**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Susan Naroz
Notary Public

My commission expires: _____

SUSAN NAROZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

Hena Youssef
Hena Youssef

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Hena Youssef**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Susan Naroz
Notary Public

My commission expires: _____

SUSAN NAROZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

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 2-8-22.

Kesha Herron

Affiant Signature

2-14-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th of January, 2022

Notary's Signature
My Commission Expires:

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