Karen Johnson Davidson County
Batch# 817951 DEEDWARR
03/09/2022 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220309-0026729

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Court
Suite- A
Clarksville, TN 37040
C-22-630

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of February, 2022

Notary Public

Commission Expires:

KRYSTN T. BURNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nader Nematalla and Lucy Awad 1972 Wild Oaks Court Antioch, TN 37013	First Bank 722 Columbia Ave Franklin, TN 37064	163-07-0A-072.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Tony C. Williams and Tierra Keyon Williams, a married couple

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nader Nematalla and Lucy Awad, 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. 72 on the Plan of Final Plat Ridgeview UDO Phase One of record in Plat at Instrument No. 20080603-0056596, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tony Williams, a single man and Tierra Harris, a single woman by Warranty deed from Parkside Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20180606-0054110 Register's Office for Davidson County, Tennessee, dated June 01, 2018 and recorded on June 06, 2018.

Being the same property conveyed to Tony C. Williams and Tierra Keyon Williams, a married couple by Brandon Lippman, Trustee by Quitclaim deed from Tony Williams and Tierra Harris n/k/a Tierra Williams of record in Instrument No. 20210914-0123083 Register's Office for Davidson County, Tennessee, dated September 08, 2021 and recorded on September 14, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1972 Wild Oaks Court, 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 so 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.

Dated this the 25th day of February, 2022.

Tony C. Williams

Tony C. Williams

Tierra Keyon Williams

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 25th day of February, 2022, before me personally appeared Tony C. Williams and Tierra Keyon Williams, 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 25th day of February, 2022.

B Green

Notary Signature
My commission expires: 9/18/24

B. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 February 25, 2022.

J. Carlton Drumwright

February 25, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 25, 2022.

Notary

My Commission Expires: 12/18/22

