This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-15355-LV

Karen Johnson Davidson County
Batch# 819112 DEEDWARR
03/10/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220310-0027751

STATE OF TENNESSEE
COUNTY OF Davidson

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Josephine Sanchez
Affiant

Subscribed and sworn to before me, this the 1st day of March, 2022.

Elissa Schmidt
Notary Public
My Commission Expires: 9/8/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Youssef Hanna and Nora Hanna 300 Cedarcliff Rd Antioch, TN 37013	New owner 300 Cedarcliff Rd. Antioch, TN 37013	150 09 0 178.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jerry R. Price, Sr and Joyce Sue Price, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Youssef Hanna and Nora Hanna, husband and wife,** hereinafter called the Grantee(s), his/her/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. 106 on the Plan of Forest View Park (erroneously referred to as Part in prior deed), Section V, Phase II, as of record in Plat Book 6250, Page 458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jerry R. Price, Sr. and Joyce Sue Price, husband and wife, by Warranty Deed from Judith A. Grime, unmarried, of record in Instrument No. 20050331-0034945, in the Register's Office for Davidson County, Tennessee, dated March 30, 2005 and recorded on March 31, 2005.

This is improved property located at: **300 Cedarcliff Road, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2022.

GRANTOR:

Jerry R. Price, Sr

Joyce Sue Price

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jerry R. Price, Sr and Joyce Sue Price, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of March, 2022.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202203100027751

Certificate of Authenticity

I, Holly A Mason, 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 3/1/22.

Affiant Signature

3/2/22
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 2 day of March, 2022

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022