RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-6593-2022

Karen Johnson Davidson County
Batch# 830985 DEEDWARR
03/30/2022 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220330-0036774

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of March, 2022

NOTARY PUBLIC

My commission expires:

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

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lily Gerges and Mario Yassa 509 Spring Garden Ct. Antioch TN 37013	~~Same address as new owner~~ Pinnacle Bank 150 3rd Ave S, Suite 1000 Nashville, TN 37201	150-11-0-198

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($340,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DEYVI CONDE ALONSO AND ANGELICA M. RODRIGUEZ,** married couple, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LILY GERGES AND MARIO YASSA**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 317, on the Plan of Towne Village of The Country, Section 4-A, of record in Plat Book 6250, page 20, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Deyvi Conde Alonso and Angelica M. Rodriguez, a married couple from Walter H. Carter, married, by Warranty Deed dated 08/24/2017 and recorded 08/25/2017 in Instrument No. 20170825-0087785, Register's Office of said County.

This is improved property known as 509 Spring Garden Court, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of March, 2022

GRANTOR(S)

Deyvi Conde Alonso

Angelica M. Rodriguez

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Deyvi Conde Alonso and Angelica M. Rodriguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of March, 2022.

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 9/23/25

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 March 22, 2022.

J. Carlton Drumwright

March 22, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 22, 2022.

Notary

My Commission Expires: 12/18/22

