This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $515,000.00.

Affiant

Karen Johnson Davidson County
Batch# 834903 DEEDWARR
04/05/2022 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20220405-0039245

Subscribed and sworn before me this the 28th day of March, 2022.

Notary Public
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matta Hanna	Pinnacle Bank	173-10-0C 023.00
181 Blackpool Drive	150 3rd Ave S #1000	
Antioch, TN 37013	Nash, TN 37201	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CANDICE VICTORIA HILL, single,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MATTA HANNA AND KRISTEEN ABDELMASEEH,** husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Delvin Downs, Phase 1, of record in Instrument Number 20070807-0094328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Candice Victoria Hill, a single lady, by deed dated 08/05/2020, from Philip Gene Hill, a single man, of record in Instrument No. 20200805-0087092, Register's Office for said County.

Also being the same property conveyed to Philip Gene Hill and Candice Victoria Hill, husband and wife, by deed dated 06/16/2017, from Lake Forest Homes, Inc., a Tennessee corporation, of record in Instrument No. 20170706-0068019, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 181 Blackpool Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CA

Witness my hand this the 28th day of March, 2022.

Candice Victoria Hill

Candice Victoria Hill

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Candice Victoria Hill,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2022.

My commission expires:

9-6-22

Notary Public



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 28, 2022.

J. Carlton Drumwright

March 28, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 28, 2022.

Notary

My Commission Expires: 12/18/22

