Name and Address of New Owner:
Lydia Yousief
1301 Neelys Bend Road #32
Madison, TN 37115

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 835209 DEEDWARR
04/06/2022 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $466.20
20220406-0039679

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 052160A03200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Verna M. Bawcom, Unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lydia Yousief, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Apartment Unit No. D-32 of Neely's Bend Condominium created under Title 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set for Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominiums of record in Book 5200, Page 200, said Register's Office for a more complete identification and description of each Unit.

Being the same property conveyed to Verna M. Bawcom, Unmarried by Warranty Deed from Deborah Gayle Boykin, Unmarried dated October 16th 1998 and recorded October 19th 1998 in Book 11161, Page 530, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1301 Neelys Bend Road #32, Madison, TN 37115

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of March, 2022.

HER ATTORNEY IN FACT

Verna Bawcom By Michael Bawcom (SEAL)
Verna Bawcom by Michael Bawcom,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2022, before me personally appeared Michael Bawcom, 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.

On this 21st day of March, 2022, before me personally appeared Michael Bawcom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Verna Bawcom pursuant to a Specific Power of Attorney dated 02/17/2022 and filed of record in Instrument No. 20220329-0036853, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Verna Bawcom, as her attorney in fact.

Witness my hand, at office, this 21st day of March, 2022.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$126,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Sworn to and subscribed before me this 21st day of March, 2022.

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Notary Signature
My commission expires:

Certificate of Authenticity

I, Joshua A. Terry, 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|21|22.

Affiant Signature

3|22|22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3|22|22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON