#16266

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 837585 DEEDWARR
04/11/2022 10:18:13 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220411-0041636

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 8th day of April, 2022.

Notary Public
My Commission Expires:

File No.: 2022-294

Address of New Owner:	Send Tax Bills to:	Tax Information:
Adiel Rodriguez Bolano and Yenisleydi Rodriguez Sobrino	Pinnacle Bank	
32898 Anderson Rd	150 3rd Ave S Ste. 1000	Map/Parcel: 150-03-0-68.00
Antioch, TN 37013	Nashville TN 37201	

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, we

Mouner Elias, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Yenisleydi Rodriguez Sobrino, unmarried and Adiel Rodriguez Bolano, unmarried, as joint tenants with rights of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee. being Lot Number 80 on the plan of Section Three, the Country, as

shown by plat of record in Plat Book 5200, Page 44 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Rupe, an unmarried man by Warranty Deed from Shaun Donovan, Secretary of Housing and Urban Development, dated September 21, 2012 recorded September 25, 2012, in Instrument Number 20120925-0086928, in the Official Records of Davidson County, Tennessee.

Being further conveyed to Ramy Sadek, single man, by Warranty Deed from Kevin Rupe, an unmarried man, dated January 15, 2021 and recorded January 21, 2021, of record in Instrument No. 20210121-0009069, Register's Office for Davidson County, Tennessee.

Being further conveyed to Mouner Elias by Quit Claim Deed from Ramy Sadek, dated September 10, 2021 and recorded September 22, 2021, of record in Instrument No. 20210922-0126979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property located at 3289 Anderson Road, 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 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. 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.

Witness my/our hands this 8th day of April, 2022.

Mouner Elias

Mouner Elias

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mouner Elias and, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood TN this 8th day of April, 2022.

Notary Public at Large

My Commission Expires: 1-23-23

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY