Prepared by and Return to:
DLO/FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220
Franklin, TN 37064-3982

WARRANTY DEED

PATRIC HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $655,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/26/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES July 28 2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3474

Karen Johnson Davidson County
Batch# 846164 DEEDWARR
04/27/2022 09:40:42 AM 2 pgs
Fees: $13.00 Taxes: $2,423.50
20220427-0048390

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jonathan Eric Patrick	Same	098-01-0-039.00
5903 Port Anadarko Trail	5903 Port Anadarko Trl	
Hermitage, TN 37076	Hermitage TN 37076	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mike Mekhail

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Eric Patrick, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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. 212 on the Plan of Resubdivision of Lots 211, 212, 213, 214, 214-A & 214-B, Lake Park, Section 4 of record in Plat Book 5190, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shannon G. Henry, married by Warranty deed from The Russell E. Dockum and Delores B. Dockum Revocable Living Trust of record in Instrument No. 20010418-0038445 Register's Office for Davidson County, Tennessee, dated April 16, 2001 and recorded on April 18, 2001. (Value of consideration shown in aforementioned deed $204,900.00.).

Being the same property conveyed to Mike Mekhail, a married man by Warranty deed from Shannon G. Henry, a widow of record in Instrument No. 20211203-0160303 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on December 03, 2021. (Value of consideration shown in aforementioned deed $401,500.00.) Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5903 Port Anadarko Trail, Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on April 26, 2022.

Mike Mekhail

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mike Mekhail, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 26, 2022.

Notary Public

LEANNE DAMERON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires: _____

File #: 2022-3474

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027