# WARRANTY DEED

Karen Johnson Davidson County
Batch# 846202 DEEDWARR
04/27/2022 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220427-0048441

Y-CRE-22-805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ashraf Gerges** | First Bank | |
| (NAME) **805 Cainbrook Ct** | (NAME) 722 Columbia Ave. | 164-13-0B-019.00-CO |
| (ADDRESS) **Antioch, TN 37013** | (ADDRESS) Franklin, TN 37064 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **CASEY CABLE AND ALICIA HANNAH CABLE, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHRAF GERGES, UNMARRIED MAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 19 on the Plan of Section Six, Asheford Crossing of record in Plat at Instrument No. 20001010-0100374, 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 Casey Cable and Alicia Hannah Cable, husband and wife by Warranty deed from Julia Stone, an unmarried woman of record in Instrument No. 20160809-0082864 Register's Office for Davidson County, Tennessee, dated August 05, 2016 and recorded on August 09, 2016.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20001010-0100374, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9651, Page Page 900, Book 9980, Page 482, Book 10301, Page 180, Book 10353, Page 575, Book 10640, Page 941 and Instrument No. 20010418-0038191, Register's Office for Davidson County, Tennessee.
- Charter of the Asheford Crossing Homeowners Association, Inc. of record in Book 9651, Page 895, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Asheford Crossing Homeowners Association, Inc. of record in Book 9651, Page 925, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Area of record in Instrument Number 20150312-0021446, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **805 Cainbrook Ct, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 19th DAY OF APRIL, 2022.

Casey Cable by Alicia Hannah Cable, Attorney-in-fact

Casey Cable by Alicia Hannah Cable,
Attorney-In-Fact

**Power of Attorney filed of record in Instrument No. 202204270048440, Register's Office for Davidson County, Tennessee.**

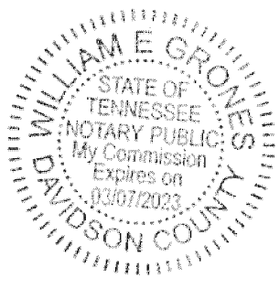
Alicia Hannah Cable

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICIA HANNAH CABLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CASEY CABLE, and who acknowledged he/she/they executed the same as the free act and deed of the said CASEY CABLE.

Witness my hand and official seal, this the 19th of April, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

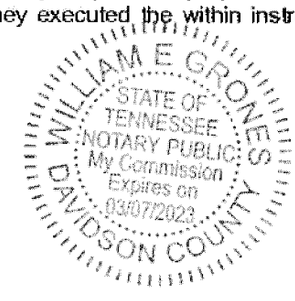



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICIA HANNAH CABLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



# 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 April 19, 2022.

J. Carlton Drumwright

April 19, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 19, 2022.

Notary

My Commission Expires: 12/18/22

