WARRANTY DEED

Karen Johnson Davidson County
Batch# 848122 DEEDWARR
04/29/2022 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220429-0049866

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Edgar Enrique Gonzalez Alvarado	SWBC MORTGAGE CORP	Map: 17508001600
(NAME) 4712 Hickory Way	(NAME) 9311 SAN PEDRO # 150	
(ADDRESS) Antioch, TN 37013	(ADDRESS) SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EMAD YOUSIF AND WIFE, MARMAR BASTORY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDGAR E. GONZALEZ ALVARADO AND GLORIA ARELI FERNANDEZ, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, 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. 23 on the Plan of Section One, Hickory Woods of record in Plat Book 6900, Page 509 Surveyor's Certificate of Correction recorded in Book 7582, Page 166 and Certificate of Street Name Change recorded in Book 9997, Page 844, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Emad Yousif and Marmar Bastory, by deed from Kato M. Smith and Dorian L. Smith, of record in Instrument Number 202108300116797, Register's Office for said County. This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 509, corrected in Book 7582, Page 166, and Certificate of Street Name Change in Book 9997, Page 844, said Register's Office: (3) Transmission Line Easement to USA of record in Book 9632, Page 973 and Instrument No. 20011220-0140542, in the Register's Office for Davidson County, Tennessee: (4) Charter for Homeowners Association of record in Book 7857, Page 87, Book 7876, Page 67, and Book 9680, Page 319, in the Register's Office for Davidson County, Tennessee: (5) Quitclaim Deed of common areas to Homeowners Association of record in Book 9786, Page 923, in the Register's Office for Davidson County, Tennessee: (6) Water Mains Easement of record in Book 8169, Page 579, in the Register's Office for Davidson County, Tennessee: (7) Sewer Easement of record in Book 4435, Page 20, Book 6952, Page 830, Book 6954, Page 24, Book 7145, Page 614, Book 7145, Page 618, Book 8169, Page 571, in the Register's Office for Davidson County, Tennessee: (8) Agreement for Sewer Taps of record in Book 5935, Page 707, Book 5935, Page 708, Book 5935, Page 711, Book 5935, Page 714, Book 5935, Page 715, Book 5935, Page 717, Book 6008, Page 756 and Book 6252, Page 270, in the Register's Office for Davidson County, Tennessee: (9) TVA Line Easement to Tennessee Power Co. of record in Book 437, Page 24 and Book 437, Page 39, in the Register's Office for Davidson County, Tennessee: (10) Ingress and Egress Easement of record in Book 4725, Page 961, in the Register's Office for Davidson County, Tennessee: (11) Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 5055, Page 441, in the Register's Office for Davidson County, Tennessee: (12) Easement to Nashville Gas Company of record in Book 5897, Page 209, Book 5897, Page 224, Book 5909, Page

915 and Book 6079, Page 356, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9616, Page 470, amended in Book 9616, Page 477, Book 9678, Page 187, Book 9764, Page 44 and Book 11180, Page 802 Book 7422, Page 235, Book 7857, Page 94, Book 7876, Page 75, Instrument No. 20010614-0062710, Book 9678, Page 213, amended in Instrument No. 20001207-0120450, Instrument No. 20010614-0062709, Instrument No. 20011015-0111957, Instrument No. 20031010-0150800, and Book 7932, Page 648, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4712 Hickory Way, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of April, 2022.

Emad Yousif
Emad Yousif

Marmar Bastory
Marmar Bastory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 21st day of April, 2022.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 4/21/2022.

Date

Jamika Jones
Affiant Signature

04/25/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 25th day of April, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202204290049866