Karen Johnson Davidson County
Batch# 848295 DEEDWARR
04/29/2022 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20220429-0050106

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340191

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-16069 RR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $312,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2022.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Osama Barsoum	New Owner	Tax Parcel ID No.
7121 S Hampton Blvd		151 10 0A 289.00
Antioch TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leyla M. Givens, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Osama Barsoum, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Phase 3, Villages of Long Hunter P.U.D., of record in Plat at Instrument No. 20030707-0093205, 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 Leyla M. Givens, a married woman by Quitclaim deed from Danny L. Givens, a married man, of record in Instrument No. 20140807-0071370, in the Register's Office of Davidson County, Tennessee, dated July 29, 2014 and recorded on August 07, 2014. See Divorce Docket No. 12D3739, in the Chancery Court for Davidson County, Tennessee at Nashville.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 3 Villages of Long Hunter P.U.D., as recorded in Instrument No. 20030707-0093205.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat Villages of Long Hunter P.U.D. (portion of PUD formerly known as Long Hunter Chase), as recorded in Instrument No. 20000207-0012630.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010531-0056382, as amended in Instrument No. 20031111-0164945.

Easement recorded in Book 1115, Page 302; Book 1101, Page 457; Book 9661, Page 919; Instrument Nos. 20000906-0088271; 20000906-0088272 and 20010531-0056383.

Easement for Grant of Transmission Line, recorded in Book 2338, Page 466.

Easement for Right of Way, recorded in Book 4446, Page 423 and Book 4535, Page 351.

Easement for Water Mains and Appurtenances, recorded in Book 8197, Page 288; Book 8358, Page 91; and Book 8358, Page 94.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20001030-0107415.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20020718-0086411; 20020912-0111084 and 20021009-0123120.

This is improved property located at 7121 S Hampton Blvd Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of April, 2022.

Leyla Givens

Leyla M. Givens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leyla M. Givens, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2022.

Notary Public
My Commission Expires: 6-17-2024

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 4/22/22.

Affiant Signature

4/25/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires