Karen Johnson Davidson County
Batch# 852136 DEEDWARR
05/06/2022 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20220506-0052672

ADDRESS NEW OWNER AS:
Katherine O. Snyder
518 Macfie Court
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

Map/Group 034-13-0
Parcel 264.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

THIS DEED OF CONVEYANCE, executed and delivered by **SALAH GIRGIS, a married man**, hereinafter called the Grantor, to **KATHERINE O. SNYDER**, a single woman, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 181-A, as shown on the Zone Lot Division of All Lots of Phase One Cedar Bluff Subdivision, appearing of record in Plat Book 6250, Page(s) 836 and 837, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PLAT MATTERS: The above described property is subject to all restrictions, notes, easements, setback lines and all other matters as indicated on: (a) the Zone Lot Division of All Lots of Phase One Cedar Bluff Subdivision, appearing of record in Plat Book 6250, Page(s) 836 and 837, and, to the extent as not amended in said plat; (b) the plat of Phase One, Cedar Bluff Subdivision of record in Plat Book 5200, Page 610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Salah Girgis, a married man, by deed from Morgan Louise Morris, f/k/a Morgan Louise Poole, married, dated November 19, 2021, of record in Instrument No. 20211201-0158442, in the Register's Office of Davidson County, Tennessee.

The property is not the marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the date indicated in the notary acknowledgement below.

Salah Girgis
SALAH GIRGIS

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Salah Girgis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 27th day of April, 2022.

Cheri N. Head
NOTARY PUBLIC

My Commission Expires:

CHERI N. HEAD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires April 23, 2025

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$282,500.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Tammy Rush
AFFIANT

SUBSCRIBED and SWORN to before me this the 27th day of April, 2022.

Cheri N. Head
NOTARY PUBLIC/Register

My Commission Expires:

CHERI N. HEAD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires April 23, 2025

Tennessee Certification of Electronic Document

I, Melissa Low, 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 4/29/22 (date of document).

Affiant Signature

4/29/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of April, 2022

Notary's Signature

MY COMMISSION EXPIRES: March 3, 2026

NOTARY'S SEAL

