Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $342,410.00

Affiant

Subscribed and sworn to before me this 3rd day of May, 2022.

Notary Public
My commission expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

Karen Johnson Davidson County
Batch# 857284 DEEDWARR
05/17/2022 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,266.92
20220517-0056958

Address of New Owner:	Send Tax Bills to:	Tax Information
Alemu Minaga and Hany Attaallah 357 Childe Harolds Cir. Brentwood TN 37027	Same as new owner	164-10-0A-209-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Damien E. Cox and Julia Cox, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Alemu Minaga, a married man and Hany Attaallah, a married 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:

Being Lot No. 50, as shown on the map entitled Final Plat, Village Four, Summerfield, of record as Instrument No. 20030401-0042979, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julia Cox and Damien E. Cox, wife and husband, by deed from Gerald Newsom, married, of record in Instrument No. 20150526-0048304, Register's Office for Davidson County, Tennessee, and dated May 22, 2015.

This conveyance is made subject to the following:

3555

8. All matters appearing on the plan of Sumemrfield of record in Instrument No. 20030401-0042979 Register's Office for Davidson County, Tennessee.

9. Right of Way Easement to BellSouth of record in Book 1141 Page 327 Register's Office for Davidson County, Tennessee.

10. Storm Water Detention Agreement of record in Instrument No. 20000113-0004777 Register's Office for Davidson County, Tennessee.

11. Dedication of Easement of record in Instrument No. 20000824-0083643 Register's Office for Davidson County, Tennessee.

12. Quitclaim Deed to Homeowners Association for Open Space of record in Instrument No. 20010514-0049520 Register's Office for Davidson County, Tennessee.

13. Charter of Summerfield Homeowners Association of record in Book 11648 Page 660 Register's Office for Davidson County, Tennessee.

14. By-Laws of record in Book 11648 Page 662, as amended in Instrument No. 20010504-0046261 Register's Office for Davidson County, Tennessee.

15. Subject to the Covenant, Condition, or Restriction, recorded in Book 11588, Page 484, as amended in Book 11669 Page 376, Instrument No. 20010308-0021946, and Instrument No. 20010504-0046260 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 4233 Sandstone Drive, Antioch, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 3rd day of May, 2022.

Damien E. Cox by Julia Cox, his Attorney-In-Fact

Julia Cox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of May, 2022, before me personally appeared Julia Cox to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Damien E. Cox acknowledged that such person executed the same as the free act and deed of Damien E. Cox.

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of May, 2022, before me personally appeared Julia Cox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of May, 2022.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202205170056958

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 May 3, 2022.

J. Carlton Drumwright

May 3, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 3, 2022.

Notary

My Commission Expires: 12/18/22

