Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $239,900.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2022.

Notary Public

My commission expires: 2-22-2026

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

(Notary Stamp)

Karen Johnson Davidson County
Batch# 863001 DEEDWARR
05/26/2022 10:33:06 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20220526-0061224

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Girgis Saber	**New Owner**	**165-05-0A-079.00CO**
1925 Dabbs Avenue		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert Luckey, Jr., an unmarried man

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

Girgis Saber

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. 79 on the Plan of Subdivision Plat, Section 1, Phase 1, South Shore of record in Instrument No. 20020624-0075604, 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 Robert Luckey Jr., unmarried, by Warranty Deed from Clayton Properties Group, Inc., a Tennessee corporation, dated May 5, 2017, of record in Instrument No. 20170509-0045983, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20020624-0075604, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20051103-0133346, Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Instrument No. 20010417-0037237, in the Register's Office for Davidson County, Tennessee.
Flowage Easement of record in Book 3917, Page 967, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20010221-0016129 and Instrument No. 20060203-0013756, in the Register's Office for Davidson County, Tennessee.
Landscape Agreement of record in Instrument No. 20010221-0016130, in the Register's Office for Davidson County, Tennessee.
Easement to TDS Telecom of record in Instrument No. 20020913-0111662 and Instrument No. 20100929-0077581, in the Register's Office for Davidson County, Tennessee.
Easements in deeds of record in Book 7239, Page 809 and Instrument No. 20000615-0059555, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20050811-0095166, in the Register's Office for Davidson County, Tennessee.
Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20031210-0177420, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 221 Oceanfront Circle South, Nashville, 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 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 my/our hand(s) this 18th day of May, 2022.

X Robert Luckey Jr.
Robert Luckey, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Robert Luckey, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2022.

My commission expires: 11-5-2024 A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 22-310
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027