35909-8

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 864384 DEEDWARR
05/27/2022 12:32:05 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20220527-0061937

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$520,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of May, 2022.

Notary Public

My commission expires:

(AFFIX SEAL)

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Girgis	**Michael Girgis**	**Map 071-08-0 Parcel 274-00**
1241 Fallsworth Drive	**1241 Fallsworth Drive**	
Nolensville, TN 37135	**Nolensville, TN 37135**	

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

Walter W. Colson and Susan M. Colson

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

Michael Girgis

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. 106, on the Plan of Joywood, of record in Plat Book 974, Page 45, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Included in the above description, but expressly excluded herefrom is 250 square feet conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, for a permanent right-of-way, of record in Book 8344, Page 743, said Register's Office.

Being the same property conveyed to Walter W. Colson and wife, Susan M. Colson by Deed dated October 3, 2012 from Donna Sigler, a single person, of record in Instrument No. 20121005-0091450, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 974, Page 45, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Subject to a Permanent Right-of-Way and Temporary Construction Easement as set out in the Deed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8344, Page 743, Register's Office of Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **402 E. Trinity Lane, Nashville, TN 37207**

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 **25th** day of **May, 2022.**

Walter W. Colson

Susan M. Colson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Walter W. Colson and Susan M. Colson,** the within named seller, 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 at Nashville, Tennessee, this **25th** day of **May, 2022.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON