Karen Johnson Davidson County
Batch# 864714 DEEDWARR
05/31/2022 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220531-0062466

This Instrument Prepared By:
**R. Francene Kavin, Attorney-at-Law**
**Watauga Title and Escrow Co., LLC**
**230 Glenis Drive, Suite 304, Liberty Square**
**Murfreesboro, Tennessee 37129**
from information furnished by the parties

**ADDRESS NEW OWNER:**
Rania Hanna and Nardeen Boctor
4316 Summercrest Blvd #406
Antioch, TN 37013

**SEND TAX BILL TO:**
Owner

**MORTGAGEE:**
Pinnacle Bank
150 3rd Ave S, Suite 1000
Nashville, TN 37201

**Map/Parcel**
**#164-06-OA-030.00CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Simpson and Jackie Simpson, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Rania Hanna, unmarried woman, and Nardeen Boctor, unmarried woman**, 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 **Unit 30 on the Final Site Plan of Autumn Glen, Section 1, a Condominium Regime** of record in Instrument No. 20020926-01174438, Register's Office for Davidson County, Tennessee and described in the Amended and Restated Master Deed for Autumn Glen, Section 1, a Horizontal Property Regime, created under Title 66, Section 27-101, et., seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20030920-0143614, as amended in Instrument No. 20101229-0103591, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Autumn Glen Section 1, a Horizontal Property Regime contained in said Master Deed appearing in Instrument No. 20030920-0143614 and By-Laws appended thereto as Exhibit "E" are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to David Simpson and Jackie Simpson, husband and wife, by Warranty Deed dated March 24, 2016, from Effie Wiles, a married person of record in Instrument No. 20160328-0028478, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **4316 Summercrest Blvd., Unit 406, Antioch, Tennessee 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, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 OUR HANDS, this the **18th** day of **May, 2022**.

**David Simpson**

**Jackie Simpson**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David Simpson and Jackie Simpson,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of May, 2022.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $345,000.00.

AFFIANT

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

NOTARY PUBLIC

KRYSTN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

**File No. 22046981**

# 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 18, 2022.

J. Carlton Drumwright

May 18, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 18, 2022.

Notary

My Commission Expires: 12/18/22

