Karen Johnson Davidson County
Batch# 866157 DEEDWARR
06/02/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220602-0063490

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 5-5-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andria Tudor	Navy Federal Credit Union	
(NAME)	(NAME)	
4916 Madeline Dr.	820 Follin Lane	147-16-0-185.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Vienna, VA 22180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Amir G. Shamoun and Losiah Wardah**, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andria Tudor, an 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:

Being Not No. 236, on the Plan of Fairlane Park, Section 3, of record in Plat Book 2331, Page 145, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Amir G. Shamoun by deed of record in Instrument No. 20060228-0022936, Register's Office for Davidson County, Tennessee.

Losiah Wardah joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4916 Madeline Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hands this 24 day of May, 2022.

Amir G. Shamoun

State of ~~Tennessee~~ MICHIGAN
County of ~~Davidson~~ MACOMB

Personally appeared before me Amir G. Shamoun, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of May, 2022.

Notary Public Cleatoria Hoskins Grisson
My Commission Expires: 09.08.2025

CLEATORIA HOSKINS-GRISSON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires Sep. 08, 2025
Acting in the County of Macomb

State of Michigan
County of Macomb

Personally appeared before me Losiah Wardah, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of May, 2022.

LOSIAH WARDAH

Notary Public
My Commission Expires: 09.08.2025

File No.: 16354

CLEATORIA HOSKINS-GRISSON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires Sep. 08, 2025
Acting in the County of Macomb

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 27, 2022 (date of document).

Affiant Signature

May 27, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL