WARRANTY DEED

Karen Johnson Davidson County
Batch# 869100 DEEDWARR
06/09/2022 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220609-0065941

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL BURNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

MST 2022-0824

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emad Abdelmasseh and Mariam Rizk	SWBC Mortgage	
(NAME)	(NAME)	
3512 Mount View Ridge Drive	9311 San Pedro Ave, Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Victoria Diane Smith and Jordan Lee Pannell, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emad Abdelmasseh and Mariam Rizk, husband and wife,** 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. 29 on the Plan of Final Plat, Mt. View Subdivision, Section One of record in Plat Book 11700, Page 36; as amended in Instrument No. 20010207-0012283, 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 Mohammad Hajjaffar by Warranty deed from Saul Good, LLC, a Tennessee limited liability company of record in Instrument No. 20180321-0026717 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 21, 2018.

Being the same property conveyed to Victoria Diane Smith, single woman and Jordan Lee Pannell, single man, as joint tenants with right of survivorship by Warranty deed from Mohammad Hajjaffar of record in Instrument No. 20200519-0051567 Register's Office for Davidson County, Tennessee, dated May 12, 2020 and recorded on May 19, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 11700, Page 36; as amended in Instrument No. 20012007-0012283, Register's Office for Davidson County, Tennessee. PUD Boundary in Plat Book 11190, Page 65, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11272, Page 811, as amended and restated

provided in the Covenants, Conditions and Restrictions of record in Book 11272, Page 811, as amended and restated in Instrument No. 20020108-0002714, re-recorded in Instrument No. 20020122-0008596, Register's Office for Davidson County, Tennessee. Charter of HOA of record in Instrument Number 20020122-0008596, in the Register's Office for Davidson County, Tennessee. Open Space Conveyance to HOA of record in Instrument Number 20020129-0012295, in the Register's Office for Davidson County, Tennessee. Adjoining Owners Rights of record in Book 6013, Page 187, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 3512 Mount View Ridge Drive, Antioch, TN 37013
(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 hand(s) this 24 DAY OF MAY, 2022.

Victoria Diane Smith

Jordan Lee Pannell

STATE OF ILLINOIS

COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Victoria Diane Smith, single woman and Jordan Lee Pannell, single man, as joint tenants with right of survi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of May, 2022.

Notary Public

My commission expires: September 1, 2025

(SEAL)

KYLE HATHAWAY
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 01, 2025

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 26, 2022.

J. Carlton Drumwright

May 26, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 26, 2022.

Notary

My Commission Expires: 12/18/22

