Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

1e3e8

Karen Johnson Davidson County
Batch# 872520 DEEDWARR
06/16/2022 10:00:26 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20220616-0068874

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Suite 203
Franklin, Tennessee 37069
File No.: QTN-8216-2022

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of June, 2022.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nour Shamoun, Wissam Shamoun, and Lama Daoud 352 Bart Dr. Antioch, TN 37013	Mortgage Investors Group 8320 E. Walker Springs Ln. #700 Knoxville, TN 37923	162-03-0-137

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($350,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATTHEW J. GUARINO AND DANIEL M. GUARINO**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NOUR SHAMOUN, AN UNMARRIED MAN AND WISSAM SHAMOUN AND LAMA DAOUD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Antioch Park, Section 5, as shown on plat of record in Book 4460, page 58, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew J. Guarino and Daniel M. Guarino, from Hensley Group, LLC, by Warranty Deed dated January 28, 2022 and recorded February 10, 2022 in Instrument #20220210-0015679, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 352 Bart Drive, Antioch, TN 37013

***This property is not a marital residence and as such is not subject to a homestead, dower or any other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute. ***

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title

thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 7th day of June, 2022

GRANTOR(S)

Daniel M. Guarino

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Daniel M. Guarino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of June, 2022.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

WITNESS MY HAND, this 7th day of June, 2022

GRANTOR(S)

Matthew J. Guarino

STATE OF Colorado
COUNTY OF Arapahoe

Personally appeared before me, a Notary Public, Matthew J. Guarino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of June, 2022.

Notary Public

Ashley Renee Leland
Printed Notary Name

My commission expires: 12-15-2024

Ashley Renee Leland
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204043754
MY COMMISSION EXPIRES 12-15-2024