WARRANTY DEED

Karen Johnson Davidson County
Batch# 873349 DEEDWARR
06/17/2022 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220617-0069349

B-CT-22-1518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Maged Mikhaeil and Nahla Youssef	First Horizon Bank	
(NAME) **1518 Sprucedale Drive**	(NAME) 165 Madison Ave	**175-02-0B-018.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN E. MCDANIEL AND KYLE MCDANIEL, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGED L. MIKHAEIL AND NAHLA N. YOUSSEF, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the First Civil District of Davidson County, Tennessee being Unit No. 302, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions, and Restrictions and Master Deeds of Old Hickory Commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0028759, and as further amended by Instrument No. 20140207-0011094, in the Register's Office for Davidson county, Tennessee, to which reference is here made for a more complete description.

Being a portion of the same property conveyed to Erin E. Johnson, an unmarried person by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20151228-0129777 Register's Office for Davidson County, Tennessee, dated December 16, 2015 and recorded on December 28, 2015. Erin E. Johnson, n/k/a Erin E. McDaniel, has since married. Kyle McDaniel, the spouse of Erin E. McDaniel, hereby joins in this conveyance and does transfer any and all marital interest Kyle McDaniel may have in and to the above-described tract or parcel of land.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20081016-0104151 and Instrument No. 20081016-0104157, Register's Office of Davidson County, Tennessee.
- Plat and Survey of record in Instrument Number 20081117-0113467, and further amended in Instrument Number 20130322-0028759, and further Amended in Instrument Number 20140207-0011094, of said Register's Office.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070920-0112646, as amended in Instrument No. 20071213-0143334, as amended and restated by Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons with Charter and By-Laws appended thereto, in Instrument No. 20080317-0026338, as further amended in Instrument No. 20080710-0071087, Instrument No. 20190502-0040941, Instrument No. 20190502-0040940 and Instrument No. 20201103-0128180 , Register's Office for Davidson County, Tennessee.
- Amended and Restated Declaration of Covenants and Master Deed contained of record in Instrument Number 20080317-0026338, Amended in Instrument Number 20101222-0101832, Supplemented in Instrument Number 20081117-0113467, Amended in Instrument Number 20130322-0028759 and further amended in Instrument Number 20140207-0011094, amended in Instrument Number 201905020040941 of said Register's Office.
- Fifty Foot Colonial Pipeline Easement of Record in Book 3570, page 11, of said Registers Office.
- Stormwater Detention Agreement of record in Instrument Number 20060307-0026092, of said Register's Office.
- Easement to Tennessee Telephone Company of record in Instrument Number 20081121-0114642, and in Instrument Number 20080709-0070604, of said Register's Office.

- Quitclaim Deed to Old Hickory Common Homeowner's Association Inc., of record in Instrument Number 20080402-0032833, of said Register's Office.
- Transmission Line Easement of record in Book 2344, page 432, Book 4425, page 535, and in Book 11124, page 716, of said Register's Office.
- Quitclaim to Metro Government of record in Instrument Number 20100303-0016291, of said Register's Office.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1518 Sprucedale Drive, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9 DAY OF JUNE, 2022.

Erin E. McDaniel f/k/a Erin E. Johnson

Kyle McDaniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN E. MCDANIEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 08/15/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE MCDANIEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 08/15/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 June 9, 2022.

J. Carlton Drumwright

June 9, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 9, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY