(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Samwel Nagib
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-16-23

Karen Johnson Davidson County
Batch# 878126 DEEDWARR
06/27/2022 10:17:38 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20220627-0073123

JUDITH CORBIN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S Perimeter Park Dr, Suite 214, Nashville, TN 37211

File No.: 2022050111

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Samwel Nagib	Pinnacle Bank	
(NAME)	(NAME)	
3614 Wells Ct	150 3rd Ave S Ste 1000	150-03-0-308.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND NO/100 Dollars ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TAMMY LATRICE RUCKER TYUS, A MARRIED WOMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMWEL NAGIB, AN UNMARRIED MAN**, 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(s) 121-A, as shown on the map entitled Plan of Zone Lot Division of Lots 119 through 123 of Priest Lake, Section Two-C, of record in Plat Book 6250, page 943 and amended in Plat Book 6900, page 192, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOYCE T. FRIERSON, by deed from ANGELIA A. HEAD COMMUSE ET VIR WENDELL E. CAMMUSE, of record in Book 7939, page 975, dated September 15, 1989, said Register's Office. The said Joyce T. Frierson having since died on or about September 24, 1993 testate and Richard Manson appointed Adminstrator of the Estate of Joyce T. Frierson will full power to pursuant to the will of record in Seventh Circuit Probate Court, Davidson County, Tennesee, Docket No. 93P-1435. RICHARD MANSON, ADMINSTRATOR OF THE ESTATE OF JOYCE T. FRIERSON, quitclaims to HOWARD RUCKER, UNMARRIED of record in Book 10093, page 673, dated June 20, 1996, said Register's Office. The said Howard Allen Rucker having since died testate said property was devised to TAMMY LATRICE RUCKER TYUS said property pursuant to his will of record in Seventh Circuit Probate Court, Davidson County, Tennesee, Docket No. 99P-1704 and a certified copy record in Davidson County Reister's Office, Instrument No. 20010130-0009221.

This is not and has never been marital property for the grantor

unimproved ☐
This is improved ☒ property, known as 3614 Wells Ct, Antioch, TN 37013
(House No.) (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.

Executed by my hand this the 23rd of June, 2022.

Tammy Latrice Rucker Tyus

Tammy Latrice Rucker Tyus

STATE OF Tennessee

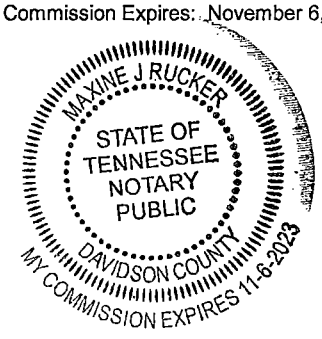
County OF Rutherford

I, Maxine J. Rucker, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that Tammy Latrice Rucker Tyus personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd of June, 2022.

Notary Public

My Commission Expires: November 6, 2023



Please return to
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211