Warranty Deed

Karen Johnson Davidson County Batch# 887077 DEEDWARR 07/11/2022 11:33:35 AM 2 pgs Fees: $13.00 Taxes: $2,238.50 20220711-0079428	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $605,000.00. Affiant Subscribed and sworn to before me, this the 7th day of July, 2022. Notary Public My commission expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	**THIS INSTRUMENT WAS PREPARED BY** **WAGON WHEEL TITLE** **204 SOUTH 11TH STREET** **NASHVILLE, TN 37206** **615.650.5100**

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Pamela Illesca and Zaid Hani Khoury	New Owner(s)	026-00-0-183.00
247 Liberty Lane		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUSTIN PETER MABEE AND AMÉLIE DE BEAUMONT-MABEEF/K/A AMY STRUGEON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAMELA ILLESCA AND ZAID HANI KHOURY,** _____, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Peeples Estate Subdivision of record in Plat at Instrument No. 20180508-0044075, 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 Justin Peter Mabee and Amy Sturgeon, husband and wife by Warranty deed from Ivan Gonzalez of record in Instrument No. 20200515-0050718 Register's Office for Davidson County, Tennessee, dated May 8, 2020 and recorded on May 15, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 247 Liberty Lane, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of July, 2022.

Justin Peter Mabee

Amélie de Beaumont-Mabee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Peter Mabee and Amélie de Beaumont-Mabee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of July, 2022.

Notary Public

My Commission Expires: 3·3·25

