Karen Johnson Davidson County
Batch# 887372 DEEDWARR
07/12/2022 09:52:43 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20220712-0079810

THIS INSTRUMENT PREPARED BY:
WHITE & BETZ, ATTORNEYS
22 PUBLIC SQUARE
LAWRENCEBURG, TENNESSEE 38464

FROM: **SARA JANE SALIBA, AN UNMARRIED WOMAN**

TO: **MARQUETTA GAYNELLE DUPREE**

WARRANTY DEED

For and in consideration of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100--- ($375,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, SARA JANE SALIBA, AN UNMARRIED WOMAN, have bargained and sold, and by these presents, do transfer and convey unto the said MARQUETTA GAYNELLE DUPREE, AN UNMARRIED WOMAN, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot(s) 233, as shown on the map entitled Section , Lake Park, of record in Plat Book 4885, Page 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This being the same property conveyed to Sara Jane Saliba and husband, Zouhair El Maliki by deed from Ronald L. Ault, married, of record in Instrument No. 20030327-0040457, dated March 24, 2003, said Register's Office.

Further being the same property conveyed to Sara Jane Siliba, by Quit Claim Deed from Zouhair El Maliki, of record in Instrument No. 20130429-0042049, dated April 29, 2013, as corrected in Scrivener's Affidavit in Instrument No. 20220622-0071238 said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said MARQUETTA GAYNELLE DUPREE, her heirs and assigns forever. And I do covenant with the said MARQUETTA GAYNELLE DUPREE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set out above and subject to easements, setback lines and all matters as shown on plat of record in Plat Book 4885, page 176, RODCo., Tennessee and subject to Restrictive Covenants as set out in Book 5057, Page 431, RODCo., Tennessee.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to MARQUETTA GAYNELLE DUPREE, her heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 15th **day of** June **, 2022.**

SARA JANE SALIBA

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 16th day of June, 2022, before me personally appeared SARA JANE SALIBA, to me known or proved to me on the basis of satisfactory evidence to be the person (s) described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. The date my commission expires: 7/2/29. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

(SEAL)

SHONDA LONG
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $373,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 16th day of June, 2022.
My commission expires: 7/2/23

(SEAL)

SHONDA LONG
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC

SEND TAX BILLS TO:
Marquetta Gaynelle Dupree
2725 Silver Hill Terrace SE
Atlanta, GA 30316

PERSON RESPONSIBLE FOR TAXES:
Marquetta Gaynelle Dupree
Same

PROPERTY ADDRESS:
305 Canberra Court
Hermitage, TN 37076

MAP- PARCEL 097-08-0-042.00