22NT00979

Karen Johnson Davidson County
Batch# 890973 DEEDWARR
07/19/2022 02:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20220719-0082838

WARRANTY DEED

CHRISTINE SISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.7.25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Bahgat Youwakeem and Mary Lamae	SAME	164 12 0A 036.00
(NAME)	(NAME)	
912 Pin Oak Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Thousand And No/100 Dollars ($400,000.00), 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, **Jeremy T. Bush and Kristy L. Bush, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Bahgat Youwakeem and Mary Lamae, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plat of Weatherstone, of record in Instrument No. 20020926-0117440 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeremy T. Bush and Kristy L. Bush, husband and wife, by Warranty Deed from Infinity Home Builders, A Tennessee General Partnership, of record in Instrument No. 20180619-0058632, in the Register's Office of Davidson County, Tennessee, dated June 15, 2018 and recorded on June 19, 2018.

This conveyance is subject to:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Weatherstone "A Planned Unit Development", as recorded in Instrument No. 20020926-0117440.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D.
Boundary Plat Weatherstone, as recorded in Instrument No. 20020718-0086527.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020611-0071030 and Amendment recorded in Instrument No. 20031015-0152650.
Easement recorded in Book 2671, Page 127; Book 4457, Page 350; Book 4706, Page 227; Book 11533, Page 826 and Instrument No. 20010403-0032129.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ 912 Pin Oak Drive, 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.

Effective the 8th day of July, 2022.

Jeremy T. Bush

Kristy L. Bush

STATE OF TENNESSEE

COUNTY OF Williamson

On this 8th day of July, 20 22, before me personally appeared Jeremy T. Bush and Kristy L. Bush, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: E. Kirkham Gore III

My Commission Expires: 4/10/23



RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

202207190082838

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 7/8/2022, (date of document).

Affiant Signature

7/19/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of July, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON