Karen Johnson Davidson County
Batch# 892577 DEEDWARR
07/22/2022 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20220722-0084244

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me this 20th day of July, 2022.

Notary Public
My Commission Expires:

KRYSTIN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

File No.: 2022-406

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marian Yassa and Reda Boshra	Supreme Lending	
550 Bell Rd	14801 Quorum Dr #300	149-00-0-156.05
Antioch, TN 37013	Dallas, TX 75254	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Charles E. Walker, Single

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Marian Yassa and Reda Boshra, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, in the 2nd Civil District, being a part of a tract of 12.08 acres that was conveyed to James Loyal Sanders and wife, by deed from J. S. Tatom and wife, as of record in Book 1759, page 224, and partly described according to a survey made by Geo. W. Watkins, Surveyor, November 27, 1961, being more particularly described as follows, to-wit:

Beginning at a point in the east margin of Old Hickory Boulevard or Bells Lane, at the southwest corner of a tract conveyed to Travis L. McElroy and wife, by deed of record in Book 3575, page 115, Register's Office for said County; thence along McElroy's south line, easterly 472 feet more or less to a point; thence south 3° 53' east 104.75 feet to an iron pin at a 15 inch cedar tree, being the northeast corner of the property being conveyed to Randall Austin McGill simultaneously herewith, thence with what will be McGill's north line, south 89° 43' west 452.2 feet to a concrete monument in the easterly margin of Old Hickory Boulevard or Bells Lane; thence with the margin of the same, northerly 110 feet to the point of beginning.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain portion of property conveyed to The State of Tennessee of record in Book 10335, Page 252, said Register's Office, and being more fully described as follows: |

Beginning at a point on the east existing margin of Bell Road, said point being the point of intersection between the common property line between Billie Joe Long and Sherrie Long and the Grantor with the east existing margin of Bell Road; thence with said existing margin of Bell Road easterly 111 feet more or less to the intersection with the common property line of Ronald M. Grendell and Vivian L. Grendell and the grantor; thence with said common property line South 86 degrees 29 minutes 21:seconds East 3.79 feet to the point of intersection with the east proposed margin of State Project No. 19057-2212- 14; thence with said proposed margin South 06 degrees 50 minutes 01 seconds East 111.42 feet to Billie Joe Long and Sherrie Long north property line; thence with said property line North 87 degrees 10 minutes 03 seconds West 7.90 feet to the point of beginning, containing 642 square feet and being part of the same property conveyed by Reita McGill Ferrell and Billy Joe Ferrell to Gerald M. Lister and Emma Kate Lister of record in Book 4243, page 629, Register's Office for Davidson County, Tennessee. |

Being the same property conveyed to Charles E. Walker by Deed dated February 7, 2013 from Gerald M. Lister, a married man, recorded February 8, 2013, in Instrument Number 20130208-0013469, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is __x__ improved _____unimproved property and the address of the herein described property is believed to be 550 Bell Road, Antioch, TN 37013, 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 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.

Witness my/our hands this 20th day of July, 2022.

Charles E. Walker

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles E. Walker, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 20th day of July, 2022.

Notary Public at Large

My Commission Expires: 6-24-2023

JULIE COOKE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

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 July 20, 2022.

J. Carlton Drumwright

July 20, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 20, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY