Karen Johnson Davidson County
Batch# 902140 DEEDWARR
08/11/2022 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20220811-0091549

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN.
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF August 2022

Notary Public

MY COMMISSION EXPIRES: 4/13/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Emeil Abdelmaseh and Vivian Mekhaeil.	SEND TAX BILLS TO: U.S. Bank, N.A.	MAP-PARCEL NUMBERS
(NAME) 2254 Kirkwall Drive	(NAME) 4801 Frederica Street	162-16-0-043.00-000
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LeBrian McGill**, married, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emeil Abdelmaseh and Vivian Mekhaeil**, husband and wife, 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 No. 52-A on the Plan of Lots 49 thru 56 & 58 thru 66, Zone Lot Division, Hickory Park Villas, Section 2 of record in Plat Book 6250, Page 615, amending Plat Book 5200, Page 603, 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 LeBrian McGill by Warranty deed from Barry Zeitlin and wife, Linda Zeitlin of record in Instrument No. 20030815-0117959 Register's Office for Davidson County, Tennessee, dated August 7, 2003 and recorded on August 15, 2003. (Value of consideration shown in aforementioned deed $97,000.00.)

Tamara McGill joins in the conveyance of the above described property as the spouse of LeBrian McGill, to convey any and all marital interest.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1405 Bell Trace Dr. Antioch, TN 37013
(House Number) (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.

Witness my hand this 10th day of August, 2022

LeBrian McGill

Tamara McGill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **LeBrian McGill and Tamara McGill**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of August, 2022

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 August 10, 2022.

Karen Suggs

(AFFIANT) – Karen Suggs

08/10/2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of August, 2022.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY