This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16990-MC

Karen Johnson Davidson County
Batch# 902919 DEEDWARR
08/12/2022 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220812-0091880

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2022.

Notary Public
My Commission Expires: 11-6-2024

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JIM MYERS

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kirollos Mikhail 712 Frodo Lane Antioch, TN 37013	FirstBank 722 Columbia Avenue Franklin, TN 37064	163-02-0B-084.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Stephanie Ferguson, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kirollos Mikhail, unmarried man,** hereinafter called the Grantee, his 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. 34 on the Plan of Phase Two, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D. of record in Plat at Instrument No. 20070621-0074238, 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 Stephanie Ferguson, unmarried woman by Warranty Deed from AL SISI Constructions, Inc., a Tennessee Corporation of record in Instrument No. 20170613-0059062 Register's Office for Davidson County, Tennessee, dated June 9, 2017 and recorded on June 13, 2017.

This is improved property located at: **712 Frodo Lane, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2022.

GRANTOR:

Stephanie Ferguson

Stephanie Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephanie Ferguson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of August, 2022.



Notary Public
My Commission expires: 3/3/26

202208120091880

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 12, 2022

Storey Carver
Affiant Signature

8/12/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of August 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

