Karen Johnson Davidson County
Batch# 906042 DEEDWARR
08/22/2022 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20220822-0094456

STATE OF Tn
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19 DAY OF August, 2022

NOTARY PUBLIC
My Commission expires:

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-16-2023

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22070046

Address of New Owner
Girgis Louza
1128 Shallowbrook Trail South
Antioch, TN 37013

Send Tax Bills To:
~~Same~~ First Bank
722 Columbia Ave
Franklin, TN 37064

Tax Information:
175-06-0A-053.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Dawn M. Nelson, an unmarried woman,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Girgis Louza, unmarried man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 53 (Fifty-Three) the Plan of Section I, the Preserve at Old Hickory, "Cluster Lot Subdivision", a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20060824-0104545, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Dawn M. Nelson, an unmarried woman, by Warranty Deed from George Brandt, a married man, and Eric Sox, a married man, dated 12/16/2016 and recorded on 12/19/2016 in Instrument No. 20161219-0133316, Register's Office for Davidson County, Tennessee.

This is property generally located:
1128 Shallowbrook Trail South, Antioch, TN 37013

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20060824-0104545, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060824-0104548, amended in Instrument No. 20061208-0152023, Instrument No. 20201103-0128766, and Instrument No. 20201120-0137009, said Register's Office.

4. Easement to Colonial Pipeline of record in Book 4542, Page 131, Book 3616, Page 453, Book 3570, Page 13, and Book 3571, Page 599, Register's Office for said County.
5. Easement to First Suburban Water District of record in Book 4453, Page 154, Register's Office for said County.
6. Transmission Line Easement of record in Book 4425, Page 582, and Book 2346, Page 378, Register's Office for said County.
7. Declaration of Taking to the United States of America (TVA) of record in Book 11335, Page 609, and Instrument No. 20021017-0127752, Register's Office for said County.
8. Storm Water Detention Agreement of record in Instrument No. 20041103-0132562, Register's Office for said County.
9. Easement to TDS Telecom of record in Instrument No. 20061013-0127208, Register's Office for said County.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Dawn M. Nelson** has/have caused this instrument to be executed, this the 18 day of August, 2022.

Dawn M. Nelson

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Dawn M. Nelson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 18 day of August, 2022.

My commission Expires: 7/25/26

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM 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 August 19, 2022.

J. Carlton Drumwright

August 19, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 19, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY