Karen Johnson Davidson County
Batch# 907688 DEEDWARR
08/24/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,380.95
20220824-0095590

EXECUTOR'S DEED

AMY GENTRY
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
March 8, 2025
COUNTY OF CANNON

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $643,500.00.

Eileen Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 22-268M

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Milad Younan Yakoub and Mohssin Fawzy Mosad	Milad Younan Yakoub and Mohssin Fawzy Mosad	150-00-0-224.00,
(NAME)	(NAME)	
2957 Owendale Dr	2957 Owendale Dr	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CATHY D. RIGSBEE, EXECUTRIX OF THE ESTATE OF CLAUDE BONDS, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MILAD YOUNAN YAKOUB, UNMARRIED, AND MOHSSIN FAWZY MOSAD, MARRIED, 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 Tract No. 7 on a Survey by Gregory Underwood dated April 11, 1982 described as follows, to wit:

Beginning at a point in the East margin of Hobson Pike; said point lying North 41 degrees 02 minutes East 1538.48 feet from the Northeast corner of Map 164, Parcel 52; thence with said margin of Hobson Pike North 41 degrees 02 minutes East 150.00 feet to a point; thence South 67 degrees 15 minutes East 906.04 feet to a point; thence South 04 degrees 48 minutes West 330.17 feet to a point; thence North 58 degrees 01 minutes West 1.068.73 feet to the point of beginning. Containing 5.09 acres more or less.

Being the same property conveyed to Claude Bonds by Warranty Deed from Robert Lee Rasmussen, Jr, unmarried, of record in Book 7785, Page 292, Register's Office for Davidson County, Tennessee, dated February 28, 1989, and recorded on March 03, 1989.

Said Claude H. Bonds became deceased on December 21, 2021, leaving Last Will and Testament filed for Probate in Docket No. 2021PR613 Chancery Court of Wilson County, Tennessee. Letters Testamentary are issued to Cathy D. Rigsbee.

Water Main Easement of record in Book 8149, Page 901, in the Register's Office for Davidson County, Tennessee.

TVA Line Easement of record in Book 2590, Page 263, in the Register's Office for Davidson County, Tennessee.

Included in this conveyance is a 1986 Jim Walters manufactured home.

This is improved ☒ property, known as 2330 Hobson Pike, Antioch, TN 37013

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 successors 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 our hands this 22nd day of August 2022.

Estate of Claude Bonds

BY: Cathy D. Rigsbee, Executrix

Cathy D. Rigsbee
Executrix

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 22nd day of August 2022, before me personally appeared Cathy D. Rigsbee, 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.

Witness my hand and official seal on the day and date first above written

Notary Public

My Commission Expires: _____

AMY GENTRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 8, 2025
COUNTY OF CANNON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Eileen Smith, 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 22, 2022.

Eileen Smith

Eileen Smith

8/22/2022

Date

State of Tennessee

County of Rutherford

Signed and sworn to before me the 22nd of August, 2022.

Notary Public

Affix stamp/seal:

