WARRANTY DEED

Karen Johnson Davidson County
Batch# 916293 DEEDWARR
09/13/2022 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220913-0102265

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $460,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/8/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC LAUREL WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3658

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Youssef Adel Tadros	United Wholesale Mortgage LLC	164-16-0B-078.00
1957 Peaceful Brook Drive	585 South Blvd E	
Antioch, TN 37013	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Diamond Houston, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Youssef Adel Tadros, a married man, as sole ownership

HEREINAFTER CALLED THE GRANTEE(S), 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. 78 on the Plan of Final Plat, Cedarbook, a Cluster Lot Subdivision of record in Plat at Instrument No. 20181105-0109350. and corrected in Surveyor's of Certificate of Correction as Instrument No. 20190801-0076150, 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 Diamond Cooper, a married woman, and Hawah Syeh, an unmarried woman, as Tenants in Common with Rights of Survivorship by Warranty deed from D R Horton, Inc., a Delaware Corporation of record in Instrument No. 20200205-0013586 Register's Office for Davidson County, Tennessee, dated February 04, 2020 and recorded on February 05, 2020.

Further being the same property in which Lino Valent conveyed his marital interest to Diamond Cooper, pursuant to decree of divorce, by Quitclaim Deed, of record in Instrument No. 20220707-0078593, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Diamond Cooper from Hawah Syeh, by Quitclaim Deed, of record in Instrument No 20220913-0102264 Register's Office for Davidson County, Tennessee.

Diamond Cooper know known as Diamond Houston.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1957 Peaceful Brook Drive 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on September 8, 2022}.

Diamond Houston

John Houston

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Diamond Houston and John Houston, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 8, 2022.

Notary Public

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

My Commission Expires: _____

File #: 2022-3658

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 September 12, 2022.

J. Carlton Drumwright

September 12, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 12, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY