Karen Johnson Davidson County
Batch# 917022 DEEDWARR
09/15/2022 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,105.30
20220915-0102985

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-7-24
(AFFIX SEAL)

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0544

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kee Choi Kan Hlah and Ha Thee and James Choi Moe and Thi Da	movement mortgage	Map: 173100C01300CO
(NAME) 152 Blackpool Dr.	(NAME) 8024 calvin Hall Rd.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SIXTY-NINE THOUSAND AND NO/100 DOLLARS ($569,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ERENY YAKOUB AND JOHN YAKOUB, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEE CHOI KAN HLAH AND HA THEE, HUSBAND AND WIFE, AND JAMES CHOI MOE, AN UNMARRIED MAN, AND THI DA, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 13, on the Final Plat, Delvin Downs, Phase 1, a Planned Unit Development, of record in Instrument No. 20070807-0094328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Ereny Yakoub and John Yakoub, wife and husband, by deed from Capitol Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20150730-0075278, dated July 24, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20070807-0094328, said Register's Office; (3) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20090219-0014582, in the Register's Office for Davidson County, Tennessee; (4) Charter for Homeowners Association of record in Instrument No. 20070824-0101501, in the Register's Office for Davidson County, Tennessee; (5) Storm Water Detention Agreement of record in Instrument No. 20060406-0039484, in the Register's Office for Davidson County, Tennessee; (6) Right of Way Deed of record in Book 2739, Page 637, in the Register's Office for Davidson County, Tennessee; (7) Ingress and Egress Easement of record in Instrument No. 20060913-0113162, in the Register's Office for Davidson County, Tennessee; (8) 25 Foot Right of Way to Public Access for Ingress and Egress to Briley Family Graveyard of record in Book 89, Page 279, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20070807-0094340, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 152 Blackpool Dr., Antioch, TN 37013
(House No.) (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 our hands this 13th day of September, 2022.

Ereny Yakoub

John Yakoub

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ereny Yakoub and John Yakoub, 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.

Witness my hand and official seal this, 13th day of September, 2022.

My Commission Expires: 3.2.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/13/22.

Affiant Signature

9/14/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/14/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON