Karen Johnson Davidson County
Batch# 937834 DEEDWARR
11/04/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20221104-0118874

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of October, 2022.

Notary Public

My commission expires:

LAURIE LYNNE NEWOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM. EXPIRES 10/02/25

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sara Kamel Bebawy Mikhael (NAME)	First Community Mortgage (NAME)	164-16-0A-096.00-CO
1500 Chestnut Oak Dr. (ADDRESS)	262 Robert Rose Dr. (ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	

Warranty Deed

For and in Consideration of the sum of $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/we **Steve D. Ciulla and Elaine P. Ciulla, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sara Kamel Bebawy Mikhael, unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Section Four, Meadow Woods of record in Plat at Instrument No. 20010605-0058115 and Plat Instrument No. 20040324-0033105, 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 Steve D. Ciulla and Elaine P. Ciulla by Warranty Deed from Jerry Butler Builders, LLC of record in Instrument No. 20011119-0126388 Register's Office for Davidson County, Tennessee, dated October 31, 2001 and recorded on November 19, 2001.

This property is __unimproved _X_improved property known as: 1500 Chestnut Oak Dr., Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of October, 2022.

Steve D. Ciulla

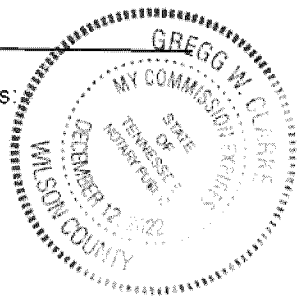
Elaine P. Ciulla

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve D. Ciulla and Elaine P. Ciulla, the herein bargainor, 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 the 28th day of October, 2022.

Notary Public
My Commission Expires:



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 November 2, 2022.

J. Carlton Drumwright

November 2, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 2, 2022.

Notary

My Commission Expires: 12/18/22

