WARRANTY DEED



Y-BMR-22-621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,900.00.

Maged Gerges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maged Gerges and Mariam Girgis	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**173-04-0A-246.00-CO**
621 Copper Ridge Trail	**1749 Mallory Lane**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **TANYA DAVIS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGED GERGES AND MARIAM GIRGIS, HUSBAND AND WIFE, AS JOINT TENANTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 375 on the Plan of Re-Subdivision of Lots 375 and 376, Phase Two, Oak Highlands, a Planned Unit Development of record in Plat at Instrument No. 20020328-0038197, 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 Tanya Davis, a single woman, by Warranty Deed from Yazdian Construction Inc., a Tennessee Corporation, of record in Instrument No. 20030305-0029200, Register's Office for Davidson County, Tennessee, dated February 28, 2003 and recorded on March 05, 2003.

Tanya Davis, aka Tanya Davis-Thirkield, having divorced. Kenneth Thirkield joins in to convey any marital interest he may have in the subject property.

This conveyance is subject to:
- Taxes for the year 2022, a lien paid in full at closing.
- Subject to all matters shown on the P.U.D Boundary Plan of record in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 19991213-0302267 and in Instrument Number 20020328-0038197, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7350, Page 24, as re-recorded in Book 7367, Page 587 and amended in Book 8765, Page 77 and made applicable in Instrument No. 20000428-0042354, Register's Office for Davidson County, Tennessee.
- By-Laws of Oak Highlands Homeowners Association, Inc. of record in Book 7367, Page 615, as amended in Book 8765, Page 90, in the Register's Office for Davidson County, Tennessee.
- Charter of Oak Highlands Homeowners Association, Inc. of record in Book 7337, Page 529 and Book 8765, Page 100, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying open space of record in Instrument Number 20000502-0044049, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **621 Copper Ridge Trail, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 954595 **DEEDWARR**
12/22/2022 02:47:55 PM 2 pgs
Fees: $13.00 Taxes: $1,794.13

20221222-0132245

Witness my/our hand(s) this the 15 DAY OF DECEMBER, 2022.

Tanya Davis

Kenneth Thirkield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANYA DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of December, 2022.

Notary Public
My Commission Expires:
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~DAVIDSON~~ Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH THIRKIELD, the within named 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 ~~20th~~ 15th of December, 2022.

Lisa Thombs
Notary Public
My Commission Expires: 1-1-2027
(SEAL)

LISA THOMBS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires January 01, 2027
Acting in the County of Oakland