Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

1616 23

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $287,500.00.

Affiant

Subscribed and sworn to before me this 4th day of January, 2023.

Notary Public
My Commission Expires: 12-16-2025

Karen Johnson Davidson County
Batch# 961371 DEEDWARR
01/17/2023 09:42:45 AM 2 pgs
Fees: $13.00 Taxes: $1,063.75
20230117-0003364

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No.: 2022-543

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Vian Y. Yousif and Hasina Y. Yousif | Pinnacle Bank | |
| 1787 Red Jacket Dr. | 1503 Ave S. #1000 | 173-05-0A-055.00-CO |
| Antioch, TN 37013 | Nashville, TN 37201 | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Lee Ann Dekker, a married woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Vian Y. Yousif and Hasina Y. Yousif, both unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, being all of Lot No. 55 (Fifty Five) on the Plan of Barnes Crossing, Phase I, A Planned Unit Development, according to plat and survey as shown on Exhibit A of the Master Deed of record in Instrument Number 20050721-0084791, in Instrument Number 20050805 0092480, and Amended of record in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ted Dekker, A Married Man by Warranty deed from Beth A. Wannemacher, Unmarried of record in Instrument No. 20190305-0019871 Register's Office for Davidson County, Tennessee, dated March 1, 2019 and recorded on March 5, 2019.

Being the same property conveyed to Lee Ann Dekker by Quitclaim deed from Ted Dekker of record in Instrument No. 20201109-0131205 Register's Office for Davidson County, Tennessee, dated November 3, 2020 and recorded on November 9, 2020.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

**This conveyance is subject to any and all restrictions and easements of record.**

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 1787 Red Jacket Drive, Nashville, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my/our hands this 4th day of January, 2023.

Lee Ann Dekker

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lee Ann Dekker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of January, 2023.

Notary Public at Large

My Commission Expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY