Prepared by:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.339-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Karen Johnson Davidson County
Batch# 963369 DEEDWARR
01/23/2023 11:53:11 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20230123-0005081

COUNTY OF RUTHERFORD JONATHON TRISTON JACOBS NOTARY PUBLIC STATE OF TENNESSEE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of January, 2023

Notary Public
My Commission Expires: 6-23-25

Address of New Owner	Send Tax Bills To:	
Mina Ghobrial 609 Bell Trace Circle Antioch, TN 37013	Pinnacle Bank 150 3rd Ave South, Ste 1000 Nashville, TN 37201	Map/parcel: 162-16-0E-023.00 CO

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, I/WE

Sharon T. Bonnett, unmarried

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

Mina Ghobrial, unmarried man

HEREINAFTER CALLED THE GRANTEE(S), his 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 and being all of Lot No. 54, Section One, BELL CREST, as appearing of record in Plat Book 7900, Page 753, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sharon T. Bonnett, unmarried, by Warranty Deed from David E. Thompson, Jr. and wife, Bonnie Karen Foster Thompson dated 11/26/1997 and filed for record in Book 10709, Page 435, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 9408, Page 320; supplemented and amended in Book 9613, Page 20 and Book 9892, Page 927; Charter of record in Book 9421, Page 454; Stormwater Detention Agreement of record in Book 9402, Page 657; all matters as shown on Boundary Plat of record in Book 7900, Page 719; and all existing easements and other matters shown on plat of record in Plat Book 7900, Page 753, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 609 Bell Trace Circle, 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 GRANTEE(S), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 20th day of January, 2023

Sharon T. Bonnett

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Sharon T. Bonnett**, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 20th day of January, 2023

Notary Public

My Commission Expires: 7-1-25

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD