Karen Johnson Davidson County
Batch# 969567 DEEDWARR
02/10/2023 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20230210-0010061

This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-23-0012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $429,900.00

Sworn to and subscribed before me this
7th day of February, ~~2022~~ 2023

Affiant

Notary Public

CARRIE DAMEWOOD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

Address of New Owner:
Redna Hanna, et ux
941 Mulberry Hill Place
Antioch, TN 37013

Send Tax Bills to:
Pinnacle Bank
150 3rd Ave S. #1000
Nash., TN 37201

Map-Parcel Numbers:
149-15-0A-176.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trendmark Construction, LLC, a Tennessee limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Reda Hanna and Marcil Ezat, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Phase VII, Cambridge Forest of record in Plat at Instrument No. 20190325-0026968 ,and Surveyors Certificate of Correction recorded in Instrument No. 20200127-0009439, 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 Trendmark Construction, LLC, a Tennessee limited liability company by Warranty Deed from Danco Property Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20220307-0025493, Register's Office for Davidson County, Tennessee, dated March 04, 2022 and recorded on March 07, 2022.

This is improved property known as **941 Mulberry Hill, Antioch, Tennessee 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 7th day of February, 2023

Trendmark Construction, LLC, a Tennessee limited liability company

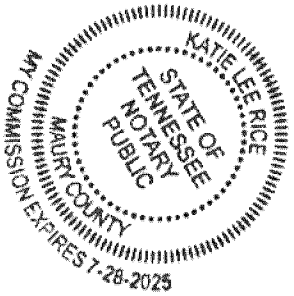
BY: _____
Brent G. Hopper, managing member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Brent G. Hopper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the managing member of Trendmark Construction, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument by signing Trendmark Construction, LLC, a Tennessee limited liability company by Brent G. Hopper, managing member for the purpose therein contained.

Witness my hand and seal, this 7th day of February, 2023.

Katie Lee Rice
Notary Public
My Commission Expires: 7/28/25



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 February 7, 2023.

J. Carlton Drumwright

February 7, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 7, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY