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

#1 Colegrt

Karen Johnson Davidson County
Batch# 970560 DEEDWARR
02/14/2023 09:34:11 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20230214-0010594

WARRANTY DEED

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nawas Hussein	New Owner	14815005200
(NAME)	(NAME)	
4701 Timberhill Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael J. Roberts and Brenda P. Roberts, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nawas Hussein, married,** hereinafter called the GRANTEES, their 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, being Lot No. 193 on the Plan of Apache Hills Subdivision, Section 3, as of record in Book 4175, Page 9, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Tract 2:

Seller quitclaims any and all interest they may have in half of the unnamed closed street and shown as Detail "D" lying adjacent to Lot Number 193 Apache Hills Subdivision, Section 3, of record in Plat Book 4175, Page 9, Said Register's Deeds for Davidson County, TN, to which reference is hereby made to said plat for a more comprehensive description thereof

Being the same property conveyed to Michael J. Roberts and wife, Brenda P. Roberts, by deed of record in Book 11307, Page 884, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 4817 Cimmarron Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 13th day of February, 2023.

Michael J. Roberts

Brenda P. Roberts

State of Tennessee
County of Davidson

Personally appeared before me Michael J. Roberts and Brenda P. Roberts, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of February, 2023.

Notary Public _____
My Commission Expires: _____

File No.: 16697

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024