Karen Johnson Davidson County
Batch# 972806 DEEDWARR
02/21/2023 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230221-0012297

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE17TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

05-NSH23-05529

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hanna Anki and Walid Anki 330 Myatt Drive Madison, TN 37115	WALID & HANNA ANKI 125 BELLA VISTA DR. GOODLETTSVILLE TN 37072	043 07 0 115.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Douglas Evans and Melinda Evans, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hanna Anki and Walid Anki**, hereinafter called the Grantees, their successors 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 part of Lot No. 13, on the Plan of the Survey of Anderson Tract, as of record in Plat Book 1130, Page 37, Register's Office for said County, being Lot No. 50 on the Plan of the Re-Subdivision of Lots Nos. 1 and 13 of said Survey of Anderson Tract, not of record described according to a survey made by Harvey Gee, Surveyor, August 05, 1964, as follows:

Beginning at a point on the Westerly margin of Myatt Drive 115.02 feet Southerly from the intersection of the Westerly margin of said Myatt Drive and the Southerly margin of Thornton Avenue said point being the Westerly corner of Lot No. 49 on said unrecorded plan; thence with the Westerly margin of said Myatt Drive Northerly 95.6 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, Northwesterly 30.8 feet to the Southerly margin of Thornton Avenue; thence with the same Westerly 116.63 feet; thence Southerly 77.5 feet to the corner of Lots 49 and 50 on said plan; thence with the line between said two lots Easterly 136 feet to the beginning.

Included within the above described property but expressly excluded from this conveyance is that certain property conveyed: 1. to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 4383, Page 817, said Register's Office, to which instrument reference is hereby made for a more complete description.

Being the same property conveyed to John Douglas Evans and Melinda Evans, husband and wife, by Warranty Deed from Gary Rose and Mary Rose, husband and wife, of record in Instrument No. 20131010-0106482, in the Register's Office of Davidson County, Tennessee, dated October 01, 2013 and recorded on October 10, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 330 Myatt Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of February, 2023

John Douglas Evans

Melinda Evans

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **John Douglas Evans and Melinda Evans**, 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 seal at Hendersonville, Tennessee, this 17th day of February, 2023.

Notary Public

My Commission Expires: 03/03/2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 17th, FEBRUARY, 2023.

Custodian's Signature — 02/17/2023 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 17th day of FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

