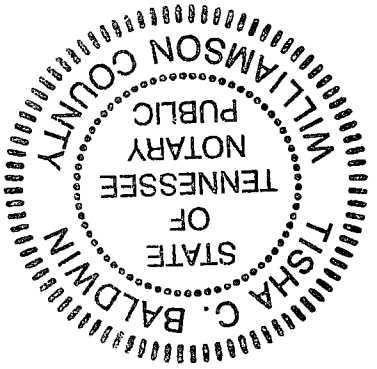
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of Feb., 2023. Notary Public MY COMMISSION EXPIRES: 11-28-26 (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, ,

File No.: TN-23-01991

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mary Zaki and Joshua Youssef, wife and husband and Gigi Youssef, a married woman	Movment Mortgage LLC	
(NAME) 2005 Carefree Lane	(NAME) 8024 Calvin Hall Road	164 16 0B 002.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety Thousand And No/100 Dollars ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DANIEL CLAWSON, II AND KELLY JO CLAWSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY ZAKI AND JOSHUA YOUSSEF, WIFE AND HUSBAND AND GIGI YOUSSEF, A MARRIED WOMAN**, 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:

Being Lot No. 2 in Cedarbrook Subdivision in Plat Instrument Number 20181105-0109350, and revised in the Surveyors Certificate of Correction recorded in Plat Instrument Number 20190801-0076150 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel Clawson, II and Kelly Jo Clawson, husband and wife by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation of record in Instrument No. 20200707-0072597 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 7, 2020.

unimproved ☐
This is improved ☒ property, known as 2005 Carefree Lane, Antioch, TN 37013
(House No.) (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.

Karen Johnson Davidson County
Batch# 975471 **DEEDWARR**
03/01/2023 09:57:46 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20230301-0014443

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Daniel Clawson, II and Kelly Jo Clawson, husband and wife this 28 day of Feb, 2023.

Daniel Clawson, II

Kelly Jo Clawson

STATE OF TENNESSEE

COUNTY OF Williamson

I, Danielle Chandler, a Notary Public for the County of and State listed above , do hereby certify that Daniel Clawson, II and Kelly Jo Clawson, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28 day of Feb, 2023.

Notary Public

My Commission Expires:

(SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
3-24-26