WARRANTY DEED

Karen Johnson Davidson County
Batch# 977644 **DEEDWARR**
03/07/2023 10:19:47 AM 2 pgs
Fees: $13.00 Taxes: $1,086.69
20230307-0016204

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,700.00

Safwat Nouh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2023

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Safwat Nouh	Safwat Nouh	04214000300
(NAME)	(NAME)	
2569 Carmine St	2569 Carmine St	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20230234

For and 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, **Margaret Ann McMahon Hunt** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Safwat Nouh**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 49 on the Plan of Sherry Heights, Section III, as of record in Book 2331, page 127, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to James D. Hunt Jr. and wife, Margaret A. Hunt by Warranty Deed from James E. Seigenthaler Sr. and wife, Dorothy W. Seigenthaler, dated March 27, 1987 and filed of record in Book 7187, page 378, Register's Office for Davidson County, Tennessee. Pursuant to Marital Dissolution Agreement in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 98D-212, James Dorris Hunt Jr. conveyed all of his interest in said property to Margaret Ann McMahon Hunt by Quitclaim Deed dated March 23, 1998, and filed of record in Book 10895, page 722, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 2543, page 437, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 608 Tuckahoe Drive, Madison, TN 37115
(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 I/we do covenant with the said GRANTEES that I/we am/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 myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of March, 2023

Margaret Ann McMahon Hunt

Margaret Ann McMahon Hunt

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Margaret Ann McMahon Hunt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of March, 2023.

Notary Public
My Commission Expires: 4/26/26

