Karen Johnson Davidson County
Batch# 981153 DEEDWARR
03/15/2023 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230315-0018757

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $380,000.00.

Affiant

Subscribed and sworn before me this the 8th day of March, 2023.

Notary Public
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/06/25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ashraf & Maria Samaan	CMG Mortgage	163-07-0A 044.00
1862 Wild Oaks Ct	3160 Crow Canyon Rd #400	
Antioch, TN 37013	San Ramon, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JERRY L. TAYLOR AND MAKEVA TAYLOR, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ASHRAF SAMAAN AND MARIA SAMAAN, HUSBAND AND WIFE AND ARSANIOUS HELMY, AN UNMARRIED MAN, AND ANASTASIA HELMY, AN UNMARRIED WOMAN, AND PAKHOMIOUS HELMY, AN UNMARRIED MAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument 20080312-0025065, amended in Instrument 20080603-0056596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jerry L. Taylor, married, by deed dated 12/10/2009, from Weldon Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20091221-0115843, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1862 Wild Oaks Ct, Antioch, TN 37013.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 8th day of March, 2023.

Jerry L. Taylor

Makeva Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry L. Taylor and Makeva Taylor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of March, 2023.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 March 8, 2023.

J. Carlton Drumwright

March 8, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 8, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY