WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2023

Notary Public

MY COMMISSION EXPIRES: 1/31/26

(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
Yehya Embarik	Movement Mortgage	07510007200
(NAME)	(NAME)	
8222 Luree Lane	8024 Calvin Hall Rd.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 981184 DEEDWARR
03/15/2023 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20230315-0018800

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, I/WE, **Estate of Mindy Noel Mangrum,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Yehya Embarik,** Unmarried, 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 known and designated as all of Lot No. 122 on the plan of Hermitage Estates, as shown on the plat of the same of record in Plat Book 3300, Pages 70 and 71, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
Said Lot No. 122 fronts 80 feet on the east side of Luree Lane and runs back 165 feet on the north line and 160 feet on the south line to a dead line in the rear on which it measures 80.16 feet.

Being the same property conveyed to Mindy Noel Mangrum, unmarried and Michael G Mangrum, unmarried, as joint tenants with right of survivorship, by deed of record in Instrument NO. 20181120-0114174, Register's Office for Davidson County, Tennessee. The said Michael G Mangrum having since predeceased Mindy Noel Mangrum. The said Mindy Noel Mangrum having since died intestate and the Estate of Mindy Noel Mangrum being administrated under Probate File 22P1484. Fifth circuit Court of Davidson County ordered Michelle Nicole Mangrum as Administrator to sell the said property.

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

unimproved ☐

This is improved ☐ property, known as 8222 Luree Lane, Hermitage, TN 37076
(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 10th day of March, 2023.

The Estate of Mindy Noel Mangrum

By: Michelle Nicole Mangrum, administrator
Michelle Nicole Mangrum, Administrator

State of Tennessee
County of Davidson

Personally appeared before me Estate of Mindy Noel Mangrum, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of March, 2023.

Notary Public
My Commission Expires: _____

File No.: 16719

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

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 3/15/23.

Affiant
Date: 3/15/23

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 15th day of March, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY