Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-1150

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of April, 2023

Notary Public

Commission Expires: _____

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2023

Karen Johnson Davidson County
Batch# 997746 DEEDWARR
04/28/2023 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20230428-0031659

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zaghloul Soliman 901 Harvest Grove Drive Antioch, TN 37013	New owner c/o Pinnacle Bank 150 3rd Ave South Suite 1000 Nashville, TN 37201	164-07-0A-024.00-CO

WARRANTY DEED

FOR AND IN 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,

Dante Schuckman, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zaghloul Soliman

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 Lot No. 24 on the Plan of Final Plat, Section One, Harvest Grove "formerly Tillman" of record in Plat at Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dante Schuckman by Warranty deed from Deneen Hadley (aka Deneen P. Hadley Carter), Trustee of the Deneen P. Hadley Carter Family Wealth Trust dated December 08, 2011, of record in Instrument No. 20210303-0027097

Register's Office for Davidson County, Tennessee, dated February 22, 2021 and recorded on March 03, 2021. (Value of consideration shown in aforementioned deed $282,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 901 Harvest Grove Drive, 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 and assigns forever; and we so 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.

Dated this the 27th day of April, 2023.

Dante Schuckman

STATE OF TENNESSEE
COUNTY OF WILSON

On this 27th day of April, 2023, before me personally appeared Dante Schuckman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of April, 2023.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 4-27-23 .

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 4/28/23

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 4/28/23.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

