Karen Johnson Davidson County
Batch# 998862 DEEDWARR
05/02/2023 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.99
20230502-0032549

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Mt. Juliet, TN 37122
SG-23-1643

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of April, 2023

Notary Public

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samwail Nasr and Mariam Ghaly 664 Coneflower Trail Antioch, TN 37013	NEW OWNER 308 Canonbury Way Murfreesboro, TN 37128	150-15-0B-049.00-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,

The Mark Bass Smith Living Trust, utd October 24, 2020, Mark Bass Smith, Trustee

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

Samwail Nasr and Mariam Ghaly

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. 49 on the Plan of Final Plat of Edison Park of record in Plat at Instrument No. 20060726-0090090, 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 Mark Smith, unmarried by Warranty deed from Harvest Homes LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070703-0079434 Register's Office for Davidson County, Tennessee, dated June 22, 2007 and recorded on July 03, 2007.

Being the same property conveyed to MBS Investments, LLC by Quitclaim deed from Mark Smith, an unmarried man of record in Instrument No. 20080131-0010030 Register's Office for Davidson County, Tennessee, dated January 03, 2008 and recorded on January 31, 2008.

Being the same property conveyed to Mark Bass Smith by Quitclaim deed from MBS Investments, LLC of record in Instrument No. 20201104-0129439 Register's Office for Davidson County, Tennessee, dated October 24, 2020 and recorded on November 04, 2020.

Being the same property conveyed to The Mark Bass Smith Living Trust, utd October 24, 2020, Mark Bass Smith, Trustee by Quitclaim deed from Mark Bass Smith of record in Instrument No. 20201104-0129440 Register's Office for Davidson County, Tennessee, dated October 24, 2020 and recorded on November 04, 2020.

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: 664 Coneflower Trail, 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 24th day of April, 2023.

The Mark Bass Smith Living Trust dated October 24, 2020

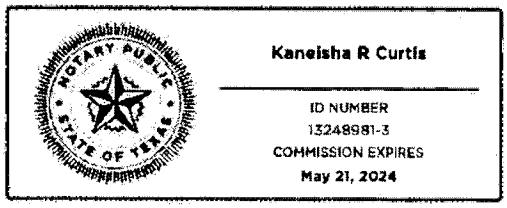
By: Mark Bass Smith, Trustee
Mark Bass Smith, Trustee

STATE OF Texas COUNTY OF Dallas

On this 24th day of April, 2023, before me personally appeared Mark Bass Smith, Trustee of The Mark Bass Smith Living Trust dated October 24, 2020, 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 24th day of April, 2023.

Kaneisha R Curtis
Notary Signature
My commission expires: 05/21/2024
Notarized online using audio-video communication



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 April 25, 2023.

J. Carlton Drumwright

April 25, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 25, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY