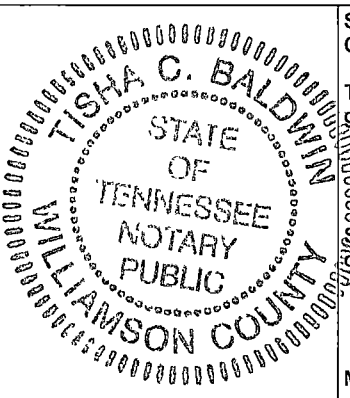


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000 00

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 2023

Notary Public

My Commission Expires 11-28-26
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1001032 **DEEDWARR**
05/09/2023 10.11 22 AM 2 pgs
Fees. $13 00 Taxes $795 50

20230509-0034417

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills to	Map-Parcel No
Raafat Fransees and Maryam Millik	New owner	150-07-0-256 00
~~3218 Oakview Court~~	731 Harbor Springs	
~~Antioch, TN 37013~~	Mt. Juliet, TN 37122	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Renee D Booth, an unmarried person

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raafat Fransees and Maryam Millik

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 19-A, on the Plan of the Zone Lot Division of Lots 14 and 19 of Lakeshore Woods, Section 2, of record in Plat Book 5800, Page 316, amending Plat Book 5200, Page 608, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

NOTE Warranty Deed of record in Book 8918, page 542, Register Office for Davidson County, Tennessee, omits the plat book and page references See legal description corrected above.

BEING the same property conveyed to Renee D Booth, an unmarried person, by Warranty Deed from Todd Linn Varallo and wife, Kristi Leanne Varallo, dated 4/13/1993 and recorded 4/16/1993 in Book 8918, Page 542, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES

This is improved ☒ Unimproved ☐ property known as 3218 Oakview Court, 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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out, and I 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, 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 hand(s) this 1st day of May, 2023

Renee D Booth

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Renee D Booth with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Murfreesboro, Tennessee, this 1st of May, 2023

Notary Public

My Commission Expires 1/19/2025

(SEAL)

