Karen Johnson Davidson County
Batch# 1001552 DEEDWARR
05/10/2023 10.15.58 AM 2 pgs
Fees $13 00 Taxes $1,202 50
20230510-0034785

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 7/3/23
(AFFIX SEAL)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS1037-23

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Maged Yanny	Maged Yanny	096-13-0-016 00
(NAME) 619 Foster Lane	(NAME) 619 Foster Lane	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Five Thousand And No/100 Dollars ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHELLE HALE BARKER, FORMERLY KNOWN AS L. MICHELLE HALE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAGED YANNY, A MARRIED MAN,** 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. 4 on the Plan of Perry Heights of record in Plat Book 2900, Page 18, 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 L Michelle Hale, unmarried woman by Warranty deed from Raleigh T Willson and Lesley C Willson, husband and wife of record in Instrument No. 20180913-0090864 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 13, 2018.

This is.

unimproved ☐

improved ☒ property, known as 2724 Wellman Dr, Nashville, TN 37214

(House No) (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 our hands this 9th day of May, 2023

Michelle Hale Barker

State of Tennessee
County of Davidson

On this 9th day of May, 2023, before me personally appeared Michelle Hale Barker, 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 (or person's) free act and deed

Witness my hand, at office, this 9th day of May, 2023

Notary Public

My Commission Expires 7/3/23

W DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023