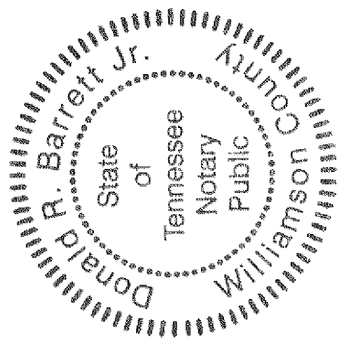
Karen Johnson Davidson County
Batch# 1001686 DEEDWARR
05/10/2023 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,765.75
20230510-0034968

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $747,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/10/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Reham Sayed	NEW OWNER	171 08 0A 025.00
(NAME)	(NAME)	
409 Overall Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alan B. Marsh and Nancy Ann Marsh, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Reham Sayed, a single woman**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Cottonport Plantation, Phase I, of record in Book 6900, Pages 529 and 530, 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 Alan B. Marsh and Nancy Ann Marsh, husband and wife, by Warranty Deed from Bruce Andrew Gennari and wife, Tammy Gennari, of record in Instrument No. 20201015-0120323, in the Register's Office of Davidson County, Tennessee, dated October 15, 2020, and recorded on October 15, 2020.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cottonport Plantation, Phase I, as recorded in Book 6900, Pages 529 and 530.
Declaration of Covenants, Conditions and Restrictions recorded in Book 7637, Page 925, as amended in Book 8313, Page 932 and Amended Bylaws recorded in Book 10775, Page 37.
Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Book 7430, Page 784, as amended in Book 7565, Page 57; Book 7824, Page 254.
Easement for Water and Sewerage Services, recorded in Book 8486, Page 332 and Book 8486, Page 336.
Storm Water Detention Agreement as set forth in instrument recorded in Book 7350, Page 137.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 409 Overall Drive, Brentwood, TN 37027
(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.

Effective the 09th day of May, 2023.

Alan B. Marsh

Nancy Ann Marsh

STATE OF TENNESSEE
COUNTY OF Knox

On this 09th day of May, 2023, before me personally appeared Alan B. Marsh and Nancy Ann Marsh, 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.

Notary Public
My Commission Expires: 09/26/2023

BETTY KRACHEY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 09-26-2023

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

202305100034968

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 9 day of May 2023.

K. Thomas Sidwell
Date: May 9, 2023

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 9 day of May, 2023.

Notary Public
My Commission Expires: 1-21-26

