Karen Johnson Davidson County
Batch# 1006908 DEEDWARR
05/24/2023 09:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20230524-0038998

Name and Address of New Owner:
Francis Assem
5004 Trailwater Dr.
Antioch, TN 37013

Send Tax Bills To:
Francis Assem
5004 Trailwater Dr.
Antioch, TN 37013

This Instrument Prepared By:
Ian Deaderick
Encore Title & Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

Map & Parcel No: 176-02-0-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Russell Church and Leah Church, husband and wife**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Francis Assem and Kaison Sollen-Messanvi, husband and wife, as joint tenants with right of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Peppertree Forest, Section 15, of record in Plat Book 7900, Page 574, 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 Russell L. Church and wife, Jeannerae Church by Warranty deed from Primacy Closing Corporation, a corporation organized under the laws of Nevada of record in Instrument No. 20050321-0030347 Register's Office for Davidson County, Tennessee, dated March 18, 2005 and recorded on March 21, 2005. (Value of consideration shown in aforementioned deed $144,500.00.)

Being the same property conveyed to Russell Church by Quitclaim deed from Jeannerae Church of record in Instrument No. 20120517-0042993 Register's Office for Davidson County, Tennessee, dated April 03, 2012 and recorded on May 17, 2012. (Value of consideration shown in aforementioned deed $1.00.)

Leah Church, spouse of Russell Church, joins in the execution of the Deed to release and convey any and all rights, title, or interest in and to the subject property she may have under the law.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 19 day of May, 2023.

Russell Church

Leah Church

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of May, 2023, before me personally appeared Russell Church and Leah Church, 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 19 day of May, 2023.

Notary Signature
My commission expires: 12/22/2026

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

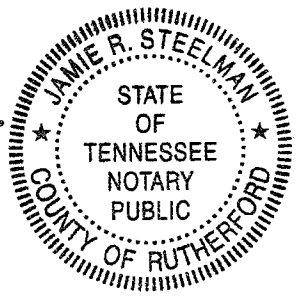
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amanda Taylor Ehri
(Affiant)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19 day of May, 2023.

Notary Signature
My commission expires: 12/22/2026
File No. ETEL-10-TN



Certificate of Authenticity

I, Joshua A. Terry, 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 May 19, 2023.

Affiant Signature – Joshua A. Terry

May 23, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on May 23, 2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON