Karen Johnson Davidson County
Batch# 1007938 DEEDWARR
05/25/2023 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230525-0039671

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF ~~Davidson~~ Sumner** The actual consideration or value, whichever is greater, for this transfer is **$430,000.00**. **Affiant** Subscribed and sworn to before me, this **25th day of May, 2023.** **Notary Public** **My commission expires:** 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sherif Faltas **1947 Brookshine Port** **Antioch, TN 37013**	**CMG Mortgage, Inc. dba CMG Home Loans** **3160 Crow Canyon Road** **Ste 400** **San Ramon, CA 94583**	**164 03 0A 011.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Joshuah J. Gregory and Brandi J. Gregory, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Sherif Faltas, a married man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Rolling Hills Subdivision of record in Plat at Instrument No. 20161109-0118395, 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 Joshuah J. Gregory and Brandi J. Gregory, husband and wife, by Warranty Deed from Ryan Timmons and wife, Erika Timmons, of record in Instrument No. 20201211-0145144, in the Register's Office of Davidson County, Tennessee, dated November 30, 2020 and recorded on December 11, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **1947 Brookshine Port, 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 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 in 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 my/our hand(s) this **25th day of May, 2023.**

Joshuah J. Gregory

Brandi J. Gregory

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of May, 2023, before me personally appeared Joshuah J. Gregory and Brandi J. Gregory, 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 25th day of May, 2023.

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROOKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

HE-2023-056

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 05/25/23 (date of document).

Affiant Signature

05/25/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 25th day of May, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL