WARRANTY DEED

Karen Johnson Davidson County
Batch# 1009880 DEEDWARR
06/01/2023 10.52 18 AM 2 pgs
Fees $13 00 Taxes: $1,720 50

20230601-0041307

BS-DH-23-1117

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-26

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Girgis Nassif	**New Owner**	
(NAME)	(NAME)	**187-05-0A-044.00-CO**
1117 Frewin St		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELODI AMBER KELSO JOHNSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GIRGIS NASSIF, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in ~~WILLIAMSON~~ DAVIDSON COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 44 on the Plan of Final Plat of Burkitt Springs, Phase 2, of record in Plat at Instrument No. 20150205-0011089, 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 Melodi Amber Kelso, unmarried and Mark Kelso and Patricia C Kelso, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20161121-0122683 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 21, 2016

Being the same property conveyed to Melodi Amber Kelso Johnson by Gift Deed from Mark Kelso and wife, Patricia C. Kelso of record in Instrument No 20220914-0102373 Register's Office for Davidson County, Tennessee, dated August 29, 2022 and recorded on September 14, 2022.

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat at Instrument No 20150205-0011089, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140110-0002949 and as amended by the First Supplement of record as Instrument No. 20150908-0091208 and Second Supplement of record as Instrument No. 20160126-0007545, Instrument No. 20170118-0005499, Instrument No. 20170925-0097954 and Instrument No 20230206-0008336, Register's Office for Davidson County, Tennessee
- Declaration of Restrictions an Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130514-0048379, in the Register's Office for Davidson County, Tennessee.
- Anchor Easement of record in Instrument Number 20140204-0009866 and Instrument No. 20140204-0009867, in the Register's Office for Davidson County, Tennessee.
- Common Open Space of record in Instrument Number 20221121-0123348, in the Register's Office for Davidson County, Tennessee
- Application for Greenbelt Assessment - Agricultural of record in Instrument Number 20020618-0073769, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **1117 Frewin St, Nolensville, Tennessee 37135**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF MAY, 2023

Melodi Amber Kelso

Melodi Amber Kelso Johnson

Aaron Johnson

Aaron Johnson, spouse of Melodi Amber Kelso Johnson, hereby joins in this conveyance and does transfer and convey any and all marital interest Aaron Johnson may have in and to the above-described tract or parcel of land

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this the 30th of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this the 30th of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212