Karen Johnson Davidson County
Batch# 1010465 DEEDWARR
06/02/2023 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20230602-0041777

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00

Awny Barsoum
Affiant

Subscribed and sworn to before me, this the 1st day of June, 2023.

Notary Public

My Commission Expires: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Awny Barsoum and Amal Hemaya	U.S. Bank, N.A.	181-11-0E-126.00 CO
2017 Tanager Dr.	2800 Tamarack Road	
Brentwood, TN 37027	Owensboro, KY 42301	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Codi Castle, unmarried and Anna Castle, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Awny Barsoum and Amal Hemaya, husband and wife

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. 126 on the Plan of Final Plat, The Hill Property, Phase 1B, of record in Instrument No. 20210818-0111925, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Codi Castle and Anna Castle, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, dated 5/4/2022 and recorded 5/6/2022 in Instrument No. 20220506-0052324; and being part of the same property previously conveyed to NVR, Inc., a Virginia corporation T/A Ryan Homes by Special Warranty Deed from Green Trails, LLC, dated 12/1/2021 and recorded 12/7/2021 in Instrument No. 20211207-0162132; and being part of the same property previously conveyed to Green Trails, LLC, a Tennessee limited liability company, by Warranty Deed from Suzanne Hill Nichols, Shelley Ruth Cook and Benjamin Franklin Hill, III, dated 5/29/2020 and recorded 6/5/2020 in Instrument No. 20200605-0058098, and also by Warranty Deed dated 7/31/2019 and recorded 8/1/2019 in Instrument No. 20190801-0075717, Register's Office for Davidson County, Tennessee.

The said Codi Castle and Anna Castle were divorced by Final Decree of Divorce in the case of Anna Marie Castle vs. Codi Castle Case No. 23D154 in the Fourth Circuit Court Of Davidson County, Tennessee At Nashville.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 2017 Tanager Dr., Brentwood, TN 37027.

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 Grantors do covenant with said Grantees that Grantors 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 30th day of May, 2023.

Anna Castle

Codi Castle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

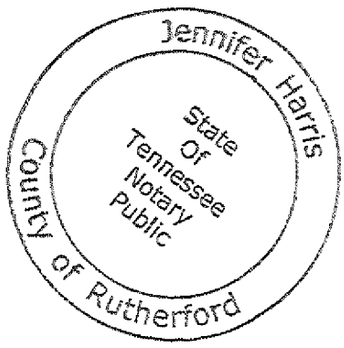
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Castle and Codi Castle with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the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

Witness my hand and official seal at Nashville, Tennessee, this 30th of May, 2023.

Notary Public

My Commission Expires: 9.21.2024

(SEAL)



Certification of Recorded Documents

I, Julia Wyatt, 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 31, 2023.

(AFFIANT) – Julia Wyatt

05/31/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 31st day of May, 2023.

My commission expires: 1/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY