Karen Johnson Davidson County
Batch# 1016643 DEEDWARR
06/20/2023 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20230620-0046623

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 12002013600
Account Number:

NAME & ADDRESS OF NEW OWNER:
Magdi Samaan
3537 Ward Bridge Dr.
Nashville, TN 37217

SEND TAX BILLS TO:
New owner
3537 Ward Bridge Dr.
Nashville, TN 37217

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JESSICA N. LILES N/K/A JESSICA N. SIMMONS, A MARRIED WOMAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MAGDI SAMAAN,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 77, on the Plan of Stardust Acres, as shown by plat appearing of record in Book 1424, page 92, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Jessica N. Liles, an unmarried woman, by Warranty Deed from Houston T Green and Dorothy W Green, dated April 30, 2010, appearing of record in Instrument No. 20100506-0034670, of the Register's Office of Davidson County, Tennessee. Timothy Simmons, spouse of Jessica N. Simmons, hereby joins in this conveyance to convey any marital interest in the property he may have.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1319 Mars Dr, Nashville, TN, 37217.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

---------- [Space Below This Line For Recording Data] ----------

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 16 day of June, 2023.

Jessica N. Simmons

Timothy Simmons

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jessica N. Simmons and Timothy Simmons, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 16 day of June, 2023.

NOTARY PUBLIC

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12-19-26

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 05-09-26

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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Certificate of Authenticity

I, Holly A Mason, 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 6/16/23.

Affiant Signature

6/16/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of June, 2023.

Notary's Signature

(Notary Seal)

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 05-09-26