Karen Johnson Davidson County
Batch# 1017604 DEEDWARR
06/22/2023 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20230622-0047233

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544665**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me, this 9th day of June, 2023. Notary Public My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

WARRANTY DEED

Address New Owner: Emad Nasralla and Afaf Nakhla 3240 Longstalk Road Antioch TN 37013	Send Tax Bills To: CMG ~~New Owner~~ 3160 Crow Canyon Rd Suite 400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No 182 15 0B 218.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Lynch and Lassen Raelynn Lynch, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emad Nasralla and Afaf Nakhla, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 218, on the plan of Final Plat Clover Glen, Phase 4, as shown on plat of record in Instrument No. 20190718-0070533, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michael Lynch and Lassen Raelynn Lynch, husband and wife, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20211129-0157158, in the Register's Office of Davidson County, Tennessee, dated November 22, 2021, and recorded on November 29, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clover Glen, Phase 4, Lots 168 through 250, as recorded in Instrument No. 20190718-0070553.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20180608-0055284 as amended in Instrument No. 20190213-0013583 and Instrument No. 20230313-0018000.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180430-0040397.

This is improved property located at 3240 Longstalk Road Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 2023.

Michael Lynch

Lassen Raelynn Lynch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Lynch and Lassen Raelynn Lynch, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 9, 2023.

J. Carlton Drumwright

June 9, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 9, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY