Karen Johnson Davidson County
Batch# 1017721 DEEDWARR
06/22/2023 11 09 51 AM 2 pgs
Fees $13 00 Taxes $795 50
20230622-0047406

WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00.**

Ashraf mikhaeil
Affiant

Subscribed and sworn to before me, this the 20th day of June, 2023.

MBoyd
Notary Public

My commission expires 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Shereen Habashy **Ashraf Mikhaeil**	**Guaranteed Rate, Inc.**	**162-01-0-A-026.00co.**
439 Hickory Glade Drive	**3940 N Ravenswood Ave**	
Antioch, TN 37013	**Chicago, IL 60613**	

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, I,

Timothy M. Tello, unmarried

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

Shereen Habashy and Ashraf Mikhaeil, wife and husband

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:

Being Unit No. 26 on the Plan of Hickory Glade Phase 1 of record in Plat Book 6250, Page 889 and amended in Book 6250, Page 888 Registers Office for Davidson County Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Josephine Mays, an unmarried woman (aka Josephine Napier Mays) by Warranty Deed dated 12/11/2015, from Michael Rivera and wife, Adrienne Leigh Babcock, of record in Instrument No. 20151216-0126523, Register's Office for Davidson County.

The said Josephine Napier Mays (also known as Josephine Mays) having since died intestate on September 23, 2022.The said Josephine Napier Mays was unmarried at the time of her death. Josephine Napier Mays was survived by her son, Timothy M. Tello, who is her sole heir at law. Affidavit of Heirship and Indemnity Agreement dated 02/23/2023, of record in Instrument No. 20230313-0017932 & Instrument No. 20230313-0017933, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or his/her spouse.

THE conveyance of the above-described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 6250, page 898, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Declaration of Covenants, Conditions and Restrictions for Hickory Glade, Phase One, of record in Book 6824, page 929, re-recorded in Book 6898, page 896, amended in Book 6824,**

page 952, re-recorded in Book 6898, page 919, amended in Book 6898, page 920, Book 6957, page 473, further amended in Instrument No. 20031223-0182416, said Register's Office. Appointment of Successor Trustee of record in Instrument No. 20110511-0036274, said Register's Office.

3. **By-Laws of Hickory Glade, Phase One, Homeowners Association, Inc., of record in Book 6878, page 390, amended in Book 10697, page 182, said Register's Office.**

4. **Dedication of Sidewalk Easement and/or Right of Way, to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Instrument No. 20220127-0009848, said Register's Office.**

5. **All matters as shown on the Boundary Plat of record in Plat Book 6250, page 888, said Register's Office.**

6. **Dedication of Common Areas to Hickory Glade Homeowners Association, Inc., of record in Book 6898, page 921, re-recorded in Book 6899, page 562, said Register's Office.**

7. **Charter of Hickory Glade Homeowners Association, Inc., of record in Book 6845, page 780, said Register's Office.**

8. **Declaration of Amendment and Statement of Easement on Hickory Glade Phase I, of record in Book 7959, page 869, said Register's Office.**

9. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **439 Hickory Glade Drive, 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 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 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 **16th** day of **June, 2023.**

Timothy M. Tello

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Timothy M. Tello,** the within named sellers, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **June, 2023.**

Notary Public

My commission expires 5/9/2026.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON