Karen Johnson Davidson County
Batch# 1022352 DEEDWARR
07/03/2023 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,034.15
20230703-0050966

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 5-1543-mc

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH23-06074

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dadrianne Sonae Barbary 4115 Saddlecreek Way Antioch, TN 37013	Cadence Bank PO Box 3790 Tupelo, MS 38801	175 02 0G 039.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George Yousef and Marian Morgan, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dadrianne Sonae Barbary,a single woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being all of Unit No. 6103, on the Plan of Old Hickory Commons, Section Five, A Planned Unit Development, according to Plat and Survey appearing of record in Instrument Number 20190502-0040940 and amended in Instrument Number 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to George Yousef and Marian Morgan, by Warranty Deed from Mansour Morgan, a married man, of record in Instrument No. 20211007-0134749, in the Register's Office of Davidson County, Tennessee, dated October 11, 2021 and recorded on October 07, 2021.

Being the same property conveyed to Mansour Morgan, Married, by Warranty Deed from Ole South Properties, Inc., A Tennessee Corporation, of record in Instrument No. 20200513-0049439, in the Register's Office of Davidson County, Tennessee, dated April 20, 2020 and recorded on May 13, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4115 Saddlecreek Way, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of June, 2023

George Yousef

Marian Morgan

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named George Yousef and Marian Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 30th day of June, 2023

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/30/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/30/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

