Karen Johnson Davidson County
Batch# 1024549 DEEDWARR
07/10/2023 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230710-0052667

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2023.

Notary Public
MY COMMISSION EXPIRES: 11/2/24
File No. G23-19150

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Emad Yousif and Marmar A. Bastory (NAME) | SWBC Mortgage Corp (NAME) | 135-01-0-098 |
| 1323 Craigleigh Dr. (STREET ADDRESS) | 9311 San Pedro #100 (STREET ADDRESS) | |
| Nolensville, TN 37135 (CITY) (STATE) (ZIP) | San Antonio, TX 78216 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Mattie L. Burch, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emad Yousif, and Marmar A. Bastory, 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:

Being Lot No. 96 on the Plan of Town Park Estates, of record in Plat Book 3300, pages 64 and 65, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Henry A. Burch and Mattie L. Burch, as joint tenants with full right of survivorship, by Quitclaim Deed from Henry A. Burch and wife, Mattie L. Burch, through R. Kreis White, Trustee, dated February 12, 1997 and recorded February 21, 1997 in Book 10355, Page 672; and being the same property previously conveyed to Henry A. Burch et ux Mattie L. Burch by Warranty Deed from Rachel Massey Clinard, dated October 1, 1977 and recorded October 11, 1977 in Book 5207, Page 294, Register's Office for Davidson County, Tennessee. Henry A. Burch having since passed away on November 25, 2021, leaving Mattie L. Burch as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Mattie L. Burch is signed by his/her duly appointed Attorney-in-fact Jeffrey Earl Kizer, pursuant to the Power of Attorney recorded in Instrument #202307100052666— said Register's Office.

This is improved property, known as 324 Ladybird Drive, Nashville, TN 37217.

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 we do covenant with 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. Whenever 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 7th day of July, 2023.

Mattie L Burch by Jeffrey Earl Kizer POA

Mattie L. Burch by Jeffrey Earl Kizer, her Attorney-In-Fact

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jeffrey Earl Kizer, Attorney in fact for Mattie L. Burch, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of July, 2023.

Notary Public My Commission Expires:

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

**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 July 7, 2023.

(AFFIANT) – Julia Wyatt

07/07/2023
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 7th day of July, 2023.

My commission expires: 11/2/26

Notary Public

