

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $200,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of July, 2023.

NOTARY PUBLIC

My commission expires: 5.21.2024

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Beshoy Gadelrab Farah	NEWCASTLE HOME LOANS	108-16-0-272.00
(NAME)	(NAME)	
3215 Priest Woods Drive	1700 W. Cortland Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Chicago, IL 60622	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Staci L. Bell and husband, Anthony L. Bell,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **BESHOY GADELRAB FARAH, SINGLE MAN**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 17B, as shown on the map entitled Zone Lot Division Lot 15 & 17 of Sect 4 of Lakeview Hills Subd., of record in Book 6250, page 212, amending Book 5200, page 642, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STACI L. BELL AND HUSBAND, ANTHONY L. BELL, by deed from DONNA F. PENNIX, AN UNMARRIED WOMAN, of record as Instrument No. 20160609-0058451, dated May 3, 2016, said Register's Office.

This property is __unimproved _X_improved property known as: 3215 Priest Woods Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

BAF

Karen Johnson Davidson County
Batch# 1025787 DEEDWARR
07/13/2023 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $741.85
20230713-0053669

Witness our hands this 11th day of July, 2023.

Staci L. Bell

Anthony L. Bell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Staci L. Bell and Anthony L. Bell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of July, 2023.

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
October 25, 2026
WILSON COUNTY

Notary Public
My Commission Expires

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 06/28/2023.

Affiant Signature

07/11/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY