Karen Johnson Davidson County
Batch# 1026991 DEEDWARR
07/17/2023 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230717-0054783

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63218
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amira Mostafa 8212 Lenox Creekside Drive Antioch, TN 37013	Wilson Bank & Trust 207 Legends Dr. Lebanon, TN 37087

TAX MAP PARCEL NUMBERS: 181020A00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$390,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia G. Waller, unmarried woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amira Mostafa, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Townhome Unit 7, on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Cynthia G. Waller, unmarried woman, by Warranty Deed from Stephen C. Holmes and Jessica C. Holmes, husband and wife, dated April 15, 2019 and recorded on April 16, 2019, of record in Instrument No. 20190416-0034871, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Exhibit E1, E2 & E3 of Instrument No. 20060306-0025686, amended by Instrument No. 20060606-0066938, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter for Lenox Creekside Condominium Owners Assocation, Inc., of record in Instrument No. 20060227-0022558, said Register's Office. Easement for Comcast of Nashville, I, LLC, of record in Instrument No. 20150126-0007087, said Register's Office. Right of Way Easement to United Telephone Company of record in Instrument No. 20070503-0053020, said Register's Office. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20130103-0001024, said Register's Office. Stormwater Detention Agreement of record in Instrument No. 20060809-0097652, said Register's Office. Radon Mitigation System Agreement of record in Instrument NO. 20190509-0043447, said Register's Office.

This is improved property, known as 8212 Lenox Creekside 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of July, 2023.

Cynthia G. Waller

Cynthia G. Waller

State of Tennessee

County of Davidson

On this 14th day of July, 2023, before me the undersigned authority, personally appeared Cynthia G. Waller, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

Affiant

Sworn and subscribed before me this 14th day of July, 2023.

Notary

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/26

My Commission Expires: _____

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 July 14, 2023.

J. Carlton Drumwright

July 14, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 14, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY