NEW OWNER:
KIROLOS IBRAHIM
6760 AUTUMN OAKS DRIVE
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
FIRSTBANK
722 COLUMBIA AVE.
FRANKLIN, TN 37064

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0606

Map & Parcel No.: 181100A02300

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1029610 DEEDWARR
07/24/2023 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,872.20
20230724-0056655

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Six Thousand and 00/100 Dollars ($506,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PENELOPE BRACKETT, an unmarried woman,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MARILYN GUIRGUIS and KIROLOS IBRAHIM, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 339 on the Plan of Section One, Autumn Oaks, as shown on the plat of the same of record in Plat Book 9700, Pages 913 and 914, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CHARLES E. BRACKETT and wife, PENELOPE BRACKETT by Warranty Deed from Andrew Gaines and wife, Mary Ellen Gaines, dated April 30, 2003, and of record in Instrument No. 20030502-0059203, Register's Office for DAVIDSON County, Tennessee. Charles E. Brackett and Penelope Brackett remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Charles E. Brackett; therefore, Penelope Brackett is the surviving tenant by the entirety to the property herein.

THIS IS IMPROVED PROPERTY more commonly known as **6760 AUTUMN OAKS DRIVE, BRENTWOOD, TN 37027**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Pages 913 and 914, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS MY SIGNATURE hereto this 21st day of July, 2023.

Penelope Brackett
PENELOPE BRACKETT

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PENELOPE BRACKETT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of July, 2023.

NOTARY PUBLIC

My commission expires: 03-06-2024

JAMES F. MURPHY JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

****

The actual consideration or value, whichever is greater, for this transfer is **$506,000.00.**

AFFIANT

Sworn to and subscribed to before me this 21st day of July, 2023.

NOTARY PUBLIC

My commission expires: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

True Copy Certification

I, Yvette Meldrum, 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 21, 2023.

Affiant Signature

July 21, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21st day of July 2023.

Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025