Karen Johnson Davidson County
Batch# 1030086 DEEDWARR
07/24/2023 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20230724-0056960

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURA DAWN WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/12/25

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Osama Agaibe and Merna Eskandar	First Horizon Bank	
(NAME)	(NAME)	163050B20200CO
5170 Hickory Hollow Pkwy. #119	165 Madison Ave.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Cheryl La-Rose Byrd, Co-Trustee of the Cheryl La-Rose Byrd Living Trust**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Osama Agaibe and Merna Eskandar, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OT LOT/UNIT NO. 195, ON THE PLAN OF EXHIBIT "A" MASTER DEED LOT LAYOUT (PRIVATE ELEMENT) PHASE V, MILL PARK (FORMALLY HICKORY HOLLOW TOWNHOMES), AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20050131-0011265, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILS OF SAID LOT.

Being the same property conveyed to Cheryl La-Rose Byrd and Stephanie Byrd, as trustees of the Cheryl La Rose Byrd Living Trust, dated 2/8/2021, by virtue of that certain Quit Claim Deed dated February 8, 2021, and being of record at Instrument No. 20210326-0040243 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Cheryl L. Byrd by virtue of Warranty Deed dated August 31, 2010 at Instrument No. 20100910-0072054 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Davidson County Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5170 Hickory Hollow Pkwy #119 Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 21st day of July, 2023.

THE CHERYL LA-ROSE BYRD LIVING TRUST

Cheryl LaRose Byrd, Co-Trustee

By: Cheryl La Rose Byrd, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Cheryl La-Rose Byrd, Co-Trustee of The Cheryl La-Rose Byrd Living Trust,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of July, 2023.

Alan M. Cohen
Notary Public

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

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 21, 2023.

J. Carlton Drumwright

July 21, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 21, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY