Karen Johnson Davidson County
Batch# 1031671 DEEDWARR
07/27/2023 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $777.00
20230727-0058069

Name and Address of New Owner:
Beshoy Gerges
4817 White Chapel Drive
Newburgh, IN 47630

Send Tax Bills To:
U.S. Bank National Association
P.O. Box 20005
Owensboro, KY 42304-0005

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 150-05-0-383.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sean T. Boyd, Trustee of The Anne D. Boyd Trust, dated June 3, 1998**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Beshoy Gerges, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 12-B, Cherry Hills Section 12, as shown by plat of record in Plat Book 6250, Page 734, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Sean T. Boyd, Trustee of The Anne D. Boyd Trust by Quitclaim Deed from Richard J. Boyd, Sean T. Boyd and Susan M. Rosenquist, as Heirs-at-Law of the Estate of Anne D. Boyd, of record in Instrument No. 20191230-0134623 Register's Office for Davidson County, Tennessee, dated December 27, 2019 and recorded on December 30, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of July, 2023.

Sean T. Boyd, Trustee of The Anne D. Boyd Trust

By: _____
Sean T. Boyd, Trustee

State of Tennessee
County of Davidson

Before me, Steven Disser of the state and county mentioned, personally appeared Sean T. Boyd, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of Sean T. Boyd, Trustee of The Anne D. Boyd Trust dated June 3, 1998, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 26th day of July, 2023.

STEVEN RAY DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

_____
Notary's Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
26th day of July, 2023.

_____
Notary Public
My commission expires: _____
File No. GNT-23-2892

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Beshor Lenga
(Affiant)

Sworn to and subscribed before me this
26th day of July, 2023.

Notary Public
My commission expires: 11/2/24
File No. GNT-23-2892

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 26, 2023.

(AFFIANT) – Julia Wyatt

07/26/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 26th day of July, 2023.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY