WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/31/26

(AFFIX SEAL)

RACHEL MINTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rami Angali	Pacific Lending, LLC	148-08-0B-043-00
(NAME)	(NAME)	
4868 Terragon Trail	4141 Inland Empire Blvd, Ste 160	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Ontario, CA 91764	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Green Homes, LLC, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Rami Angali, an unmarried man, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 43 on the Plan of Final Plat, Aldwych Village, Phase 2, Section 2 of record in Instrument No. 20210105-0002019, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kirolos Morkos by Warranty Deed from Elite Developments LLC, a Tennessee Limited Liability Company, dated 03/18/2021, of record in Instrument No. 20210325-0039233, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Green Homes LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Kirolos Morkos, dated 06/02/2022, of record in Instrument No. 20220603-0064217, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1032234 DEEDWARR
07/28/2023 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.13
20230728-0058514

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4868 Terragon Trail, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of July, 2023.

Green Homes LLC

By: _____
Kirolos Morkos, Member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kirolos Morkos with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged himself to be a Member the within named bargainor, Green Homes LLC a Tennessee Limited Liability Company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Kirolos Morkos, as such Member.

Witness my hand and Official seal this 25th day of July, 2023.

_____
Notary Public:
My Commission Expires: 3/9/2027

John M. Wells
State of Tennessee Notary Public
Davidson County

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 28, 2023.

Affiant

Date: 7/28/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 28th day of July, 2023.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY