Karen Johnson Davidson County
Batch# 1039276 DEEDWARR
08/16/2023 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20230816-0064018

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-16045-2023

**WARRANTY DEED**

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of August, 2023.

NOTARY PUBLIC

My commission expires: 6/25/25

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark Fekry<br>Noha F. Boshra<br>513 Ivor Street<br>Nolensville, TN 37135 | Pacific Lending<br>4141 Inland Empire Blvd #160<br>Ontario CA<br>91764 | 186-03-0A-145-00 |

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($485,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATTHEW CHRISTOPHER ARNOTT, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARK FEKRY, A SINGLE MAN, AND NOHA F. BOSHRA, A MARRIED WOMAN, AS JOINT TENANTS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Final Plat, Burkitt Commons, Phase I, of record in Instrument #20180119-0006002, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew Christopher Arnott, a single man, from Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed dated October 25, 2018 and recorded October 29, 2018 in Instrument #20181029-0106793, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **513 Ivor Street, Nolensville, TN 37135**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15th day of August, 2023

GRANTOR(S)

Matthew Christopher Arnott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Matthew Christopher Arnott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

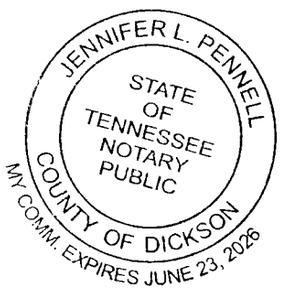
WITNESS my hand and seal, this the 15th day of August, 2023.

Notary Public

Jennifer L Pennell

Printed Notary Name

My commission expires: _____



- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/15/23 (date of document).

Emma Howard

Affiant Signature

Date: 08/15/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of August, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

