Karen Johnson Davidson County
Batch# 1039896 DEEDWARR
08/18/2023 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230818-0064528

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ZACHARY MOORE**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEROLOS HAKIM AND MARI YOUSEF**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 37 ON THE PLAN OF FOREST COVE, PHASE 1, OF RECORD IN PLAT BOOK 9700, PAGES 754 AND 755, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO ZACHARY MOORE, A SINGLE MAN, BY WARRANTY DEED FROM MICHAEL D MINNIS AND WIFE, CHERYL MINNIS, DATED JULY 9, 2021, OF RECORD IN INSTRUMENT NO 20210720-0096951, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1221 TWIN CIRCLE DR, Nashville, TN 37217, AND IS DESIGNATED AS MAP AND PARCEL NO. 149 12 0B 023.00.

This is improved property known as 1221 TWIN CIRCLE DR, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of August, 2023.

Zachary Moore

ZACHARY MOORE

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ZACHARY MOORE, the within named bargainors, 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.

DONE at offices in Clarksville (City), Tennessee (State), on this the 16th day of August, 2023.

Notary Public
My Commission Expires: 09/18/2024

Notarized online using audio-video communication

GAITLIN A SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Online Notary Public
My Commission Expires
September 18 2024

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 390,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of August 2023.

NOTARY PUBLIC
My commission expires _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

Address New Owner(s) as follows:
KEROLOS HAKIM and MARI YOUSEF
1221 Twin Cir.
Nash., TN 37217

Send Tax Bills To: United Wholesale Mtg
Same as above 585 South Boulevard E
Pontiac, MI 48341

Map and Parcel No(s).: 149 12 0B 023.00

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 August 16, 2023.

J. Carlton Drumwright

August 16, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 16, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY