(2)

20231298R	STATE OF Tennessee COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this the 21 day of August, 2023. Notary Public My commission expires: 1/14/26

Karen Johnson Davidson County
Batch# 1042135 DEEDWARR
08/24/2023 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230824-0066277

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Mounir Fanous and Magda Aziz	New Owners	**150-09-0-112.00**
709 Kinwood Court		
Antioch, TN 37013		

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, WE,

Ivy Maureen Cooper, widowed

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MF

Mounir Fanous and Magda Aziz, husband and wife

MA

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section Four, Phase Two of Forest View Park of record in Plat Book 5200, Page 674, 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 Robert Allen Cooper and wife, Ivy Maureen Cooper by Warranty deed from DeWayne K. Woodard and wife, Jovetta M. Jones-Woodard of record in Book 9292, page 563, Register's Office for Davidson County, Tennessee, dated March 25, 1994 and recorded on March 29, 1994.

The said Robert Allen Cooper having died on or about March 4, 2023, leaving Ivy Maureen Cooper as surviving tenant.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X__) unimproved (____) property known as 709 Kinwood Court, Antioch, TN 37013.

[signatures appear on the following page]

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), their heirs and 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), 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/OUR HANDS EFFECTIVE AS OF 11 day of August, 2023:

Ivy Maureen Cooper by
Ivy Maureen Cooper by Julia D. Williams, Attorney-In-Fact
Julia D Williams AIF

STATE OF Idaho)
)
COUNTY OF Twin Falls)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Julia D. Williams , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Ivy Maureen Cooper ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 11th day of August, 2023.

My Commission Expires: 02-28-2027

Rose M Pierce
Notary Public

ROSE M. PIERCE
COMMISSION #17194
NOTARY PUBLIC
STATE OF IDAHO

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 11, 2023
Date

Affiant Signature

8.11.23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of August, 2023.

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY