WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042543 DEEDWARR
08/25/2023 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230825-0066489

DM-P-23-3528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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: 3/28/2026 (AFFIX SEAL)

BARBARA G. HOLMES NOTARY PUBLIC MY COMMISSION EXPIRES 3/28/2026 SOUTH CAROLINA

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Milad Yakoub and Mena Abdelmalak		
(NAME)	(NAME)	**164 13 0 016.00**
3528 Longhaven Crossing		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 consideration, the receipt of which is hereby acknowledged, **JAMES JOHN BEAN, UNMARRIED, AND AND TERRY BEAN LUPO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MILAD YAKOUB, UNMARRIED, AND MENA ABDELMALAK,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 315 on the Plan of Section One, Asheford Crossing, of record in Plat Book 7900, Page 937, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vicky L. Bean, by Warranty Deed from Phillips Builders, Inc., a Tennessee Corporation, of record in Book 10053, Page 219, in the Register's Office of Davidson County, Tennessee, dated May 15, 1996 and recorded on May 17, 1996.

The Said Vicky L. Bean died intestate on June 10, 2023, her interest in the subject property vested at death in James John Bean and Terry Bean Lupo as Heirs at Law of Vicky L. Bean pursuant to affidavits of heirship of record in Instrument Number 20230807-0060729 and 20230807-0060728.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Asheford Crossing, as recorded in Plat Book 7900, Page(s) 937.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 9651, Page 900, being amended in Book 9980, Page 482, Book 10301, Page 180, and Supplementary Declaration in Book 10353, Page 575, amended in Book 10640, Page 941, being Supplementary Declaration in Book 10717, Page 97, Book 11455, Page 769, Supplementary Declaration in Instrument No. 20001018-0103441 and Instrument No. 20010418-0038191.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3528 Longhaven Crossing, Antioch, Tennessee 37013**.

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.

Terry Bean Lupo

Terry Bean Lupo

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY BEAN LUPO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of August, 2023.

Barbara G Holmes
Notary Public
My Commission Expires: 03/28/2026
(SEAL)

BARBARA G. HOLMES NOTARY PUBLIC MY COMMISSION EXPIRES 3/28/2026 SOUTH CAROLINA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 21, 2023.

J. Carlton Drumwright

August 21, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 21, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY