Karen Johnson Davidson County
Batch# 1047620 DEEDWARR
09/08/2023 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,024.90
20230908-0070539

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Remonda Shenouda
786 Bradburn Village Way
Antioch, TN 37013
SEND TAX BILLS TO:
Bank of America, N.A.
P.O. Box 961291
Fort Worth, TX 76161

WARRANTY DEED

(Map 164-06-0B; Parcel 206.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **OLIVIA M. CLIFTON, AN UNMARRIED WOMAN, AND JOHN K. CLIFTON, A MARRIED MAN**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **REMONDA SHENOUDA,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, being all of Unit No. 206, Townhomes of Bradburn Village, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070817-0098536, as amended in Instrument No. 20180713-0068064, as supplemented in Instrument No. 20190605- 0053811, and revising the prior Declaration of record in Instrument No. 20060816-0101099, amended in Instrument No. 20070717-0084884, all in the Register's Office of Davidson County, Tennessee, and being shown on the plan attached as Exhibit "A" on the Supplementary Declaration of record in Instrument No. 20190605-0053811, in said Register's Office, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Olivia M. Clifton, an unmarried woman, and John K. Clifton, a married man, by Warranty Deed dated June 19, 2020, from Ole South Properties, Inc., a Tennessee Corporation, recorded July 22, 2020, in Instrument No. 20200722-0080489, in the Register's Office of Davidson County, Tennessee. **Subject property is not the marital residence of the Grantor.**
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 786 Bradburn Village Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is

unencumbered except as noted herein, and for the 2023 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 5 day of September, 2023.

Olivia M. Clifton

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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

Witness my hand and official seal, this the 5 day of September, 2023.

Notary Public

My Commission Expires: March 22, 2026

(SEAL)



Witness my hand and signature on this the 5th day of September, 2023

John K. Clifton

John K. Clifton

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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

Witness my hand and official seal, this the 5th day of September, 2023.

Leslie Tate

Notary Public

My Commission Expires: March 22, 2026

LESLIE TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $277,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5 day of September, 2023.

Leslie Tate

Notary Public

My commission Expires: March 22, 2026

LESLIE TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. GTS2-2023-115

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 September 5, 2023.

J. Carlton Drumwright

September 5, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 5, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY