Karen Johnson Davidson County
Batch# 1047627 DEEDWARR
09/08/2023 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,224.70
20230908-0070549

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $331,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/22/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3980

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Khalefa T. Yousef and Soso A. Yousef	**SWBC Mortgage Corp.**	135-14-0C-013.00
716 Vanguard Place	9311 San Pedro Avenue, Suite 100	
Nashville, TN 37013	San Antonio, TX 78216	

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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,

Frank J. Davis, an unmarried man

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

Khalefa T. Yousef and Soso A. Yousef, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A 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. 13, on the Plan of Ransom Village, of record in Book 7900, pages 833 and 834, said Register's Office, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Frank J. Davis, unmarried, by deed dated 05/29/2001 and recorded 06/05/2001, from Sterling Baugh and Rosa M. Lowe, in Instrument Number 20010605-0058228, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 716 Vanguard Place Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on August 4, 2023.

Frank J. Davis by Emma Louise Hayes

FRANK J. DAVIS BY EMMA LOUISE HAYES, HIS ATTORNEY-IN-FACT

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 Frank J. Davis By Emma Louise Hayes, His Attorney-In-Fact, 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 on behalf of Frank J. Davis By Emma Louise Hayes, His Attorney-In-Fact, and acknowledged that she executed the same as the free act and deed of the said Frank J. Davis By Emma Louise Hayes, His Attorney-In-Fact for the purposes therein contained, by virtue of a Power of Attorney recorded in Book _*___, page _____, in the Register's Office of _Davidson_____County, Tennessee. *202309080070548

Witness my hand and official seal, this August 4, 2023.

Chelsea Shores

Notary Public

My Commission Expires: 11/20/26

CHELSEA SHORES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 2023-3980

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 22, 2023.

J. Carlton Drumwright

August 22, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 22, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY