WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21491-RR

Karen Johnson Davidson County
Batch# 1050752 DEEDWARR
09/18/2023 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20230918-0072753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

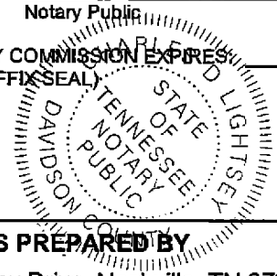
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00.

Mena Mahros
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES 3/3/26
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0437

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mena Mahros	NEW OWNERS	Map: 150060A05000CO
(NAME) 4069 Alicia Lane	(NAME) 4069 ALICIA LANE	
(ADDRESS) Antioch, TN 37013	(ADDRESS) ANTIOCH TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-SEVEN THOUSAND AND NO/100 DOLLARS ($387,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL ADLY AKA MICHAEL ADLEY, A MARRIED MAN, AND MICHAEL BESADA, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MENA MAHROS,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 50 on the Plan of First Revision, The Parks at Priest Lake, Phase One of record in Instrument No. 20090910-0084798, (erroneously shown as Instrument No. 20090910-0084797 in prior deed) and revised in Instrument No. 20100108-0002095 and further amended in Instrument No. 20100311-0018660, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Michael Adly, a married man and Michael Besada, a married man, by deed from Michael Adly, a married man, of record in Instrument No. 20230809-0061654, dated July 26, 2023, see also Warranty Deed to Michael Adly from Michael Jordan in Instrument No. 20230724-0057016 and Quitclaim Deed to Michael Adley from Alysia Antoinette Jimcoily in Instrument No. 20230728-0058454, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20090910-0084798, revised in Instrument No. 20100108-0002095 and amended in Instrument No. 20100311-0018660, said Register's Office; (3) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20100305-0017338, in the Register's Office for Davidson County, Tennessee; (4) All matters of record in Instrument No. 20090910-0084797 and Instrument No. 20100311-0018660, in the Register's Office for Davidson County, Tennessee; (5) Drainage Easement of record in Book 8493, Page 687, Book 8493, Page 701 and Book 8493, Page 704, in the Register's Office for Davidson County, Tennessee; (6) Storm Water Detention Agreement of record in Instrument No. 20070423-0047709, in the Register's Office for Davidson County, Tennessee; (7) Sanitary Sewer Easement of record in Book 5300, Page 903, Book 6186, Page 235, Book 7170, Page 775 and Book 7170, Page 778, in the Register's Office for Davidson

County, Tennessee; (8) Easement to Gulf Interstate Gas Co. of record in Book 2242, Page 251, in the Register's Office for Davidson County, Tennessee; (9) Drainage Easement and Street Right of Way of record in Book 8657, Page 543 and Book 8657, Page 592, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20090929-0090300, amended in Instrument No. 20091216-0114551, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 4069 Alicia Lane, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 15th day of September, 2023.

Michael Adly

Michael Adly

Michael Besada

Michael Besada

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 15th day of September, 2023.

Notary Public

My Commission Expires:

11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, [illegible], do hereby make oath that I am 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 9/15/23.

Affiant Signature

9/15/23
Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 15th day of SEPTEMBER, 2023.

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

