Karen Johnson Davidson County
Batch# 1055046 DEEDWARR
09/28/2023 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20230928-0076281

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

AUDREY JAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ata Boules and Nesreen Ghaly	UNITED WHOLESALE MORTGAGE LLC	
(NAME)	(NAME)	
524 AERIE LANDING	585 SOUTH BLVD. E	164080C00100CO
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	PONTIAC, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Cassandra Gray, Executrix of the Estate of Frederick LaFayette Frye** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ata Boules and Nesreen Ghaly, husband and wife** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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 Hamilton Chase, Section I of record in Instrument Number 20051025-0128977, as corrected by Surveyors Certificate of Correction in Instrument No. 20051031-0131297, and further corrected by Certificate of Correction in Instrument No. 20051031-0131368, 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 Frederick L. Frye, unmarried, by virtue of that certain Quit Claim Deed dated June 22, 2016, and being of record at Instrument No. 20160714-0072409 in the Register's Office of Davidson County, Tennessee. Frederick L. Frye, having deceased on or about March 4, 2022. Probate of record in the Circuit Court of Davidson County, Tennessee at Docket No. 22P1244.

Being the same property previously conveyed to Frederick L. Frye and wife, Jacqueline Y. Frye by virtue of Warranty Deed dated February 15, 2008 at Instrument No. 20080219-0015817 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 524 Aerie Lndg Antioch, TN 37013
(House Number) (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 my hand this 26th day of September, 2023.

The Estate of Frederick LaFayette Frye

Cassandra Gray EXECUTOR
By: Cassandra Gray, Executrix

Cassandra Gray
Cassandra Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Cassandra Gray,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of September, 2023.

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
Notary Public
My Commission Expires: 11/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cassandra Gray**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executrix of The Estate of Frederick LaFayette Frye and is authorized by The Estate of Frederick LaFayette Frye, to execute this instrument on behalf of The Estate of Frederick LaFayette Frye.

WITNESS my hand and official seal at office this 26th day of September, 2023.

Jacqueline G. Brown
Notary Public
My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 26, 2023.

J. Carlton Drumwright

September 26, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 26, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY