Karen Johnson Davidson County
Batch# 1055947 DEEDWARR
09/29/2023 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230929-0076790

This instrument prepared by Integrity Title & Escrow, LLC
380 S. Lowe Avenue, Cookeville, TN 38501

THIS CONVEYANCE WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND WITH INFORMATION PROVIDED BY THE PARTIES HEREIN. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE CONDITION OF TITLE.

WARRANTY DEED

PROPERTY ADDRESS:
Name Samir Kamel
Address 808 Morningwood Place
City Antioch State TN Zip 37013

SEND TAX BILLS TO:
Name Samir Kamel
Address 1002 Kelsey Glen Dr lot 36
City Mount Juliet State TN Zip 37122

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

We, **David Ray McCarty, surviving spouse of Janie Lou McCarty, deceased**, have this day bargained and sold, and do hereby transfer and convey unto **Samir Kamel, a married person**, his heirs and assigns, hereinafter referred to as "GRANTEE", the following described tract or parcel of land located in DAVIDSON COUNTY, TENNESSEE, as follows:

> Land in Davidson County, Tennessee, Being Lot No. 62 on the Plan of October Woods, Phase 5, Section 8, a Planned Unit Development of record in Instrument Number 19991214-0303097 and Instrument Number 19991214-0303098, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

MAP 183, Group 5A, Parcel 253.00

THE PREVIOUS AND LAST conveyance being a Warranty Deed from Lifestyle Home Builders, Inc. a Tennessee Corporation to David Ray McCarty and Janie Lou McCarty, husband and wife recorded in Instrument Number 20031229-0183009, Register's Office of Davidson County, Tennessee. Janie Lou McCarty died April 12, 2020.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever. I covenant that I am lawfully seized and possessed of the lands herein conveyed in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this the 26 day of September, 2023.

David Ray McCarty

David Ray McCarty

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

PERSONALLY APPEARED before me, Kadence Henry, Notary Public of this county, **David Ray McCarty**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office this 26 day of September, 2023.

Kadence Henry
NOTARY PUBLIC

KADENCE HENRY STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

My Commission Expires: 10/20/26

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

AFFIANT

Subscribed and sworn to before me, this the 26th day of September, 2023.

NOTARY PUBLIC

LAUREN NEWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

My Commission Expires: _____

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