PREPARED BY & RETURN TO:
Ensign Title & Escrow, Inc.
6111 Shallowford Road, Suite 105C
Chattanooga, TN 37421
23-0302A

Karen Johnson Davidson County
Batch# 1060308 **DEEDWARR**
10/13/2023 09:48 16 AM 3 pgs
Fees $18 00 Taxes $1,110 00

20231013-0080236

WARRANTY DEED

ADDRESS OF NEW OWNER: **Hala Gerges** **Mouheb Gerges**	SEND TAX BILLS TO: **Hala Gerges** **Mouheb Gerges**	MAP PARCEL NUMBERS: **150-10-267.00**
(NAME) **3041 Stone Bridge Rd.**	(NAME) **3041 Stone Bridge Rd.**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Antioch, TN 37013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Property Address: 3041 Stone Bridge Rd. Antioch TN 37013

FOR AND 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, WE/I, **Kelly R. Brown and Sharon J. Grocok, as Co-Executors of The Estate of Vivian J. Dake, Davisdson County Probate Cause No. 23P1525, and as per Article VII of the Last Will and Testament of Vivian Jeanette Dake (per T.C.A. §31-32-103),** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hala Gerges and Mouheb Gerges, wife and husband,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we/I do covenant with the said GRANTEE(S) that we/I 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/I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

IN WITNESS WHEREOF, Grantor(s) have set their hand(s) this 5 day of October, 2023.

The Estate of Vivian J. Dake

By: Sharon J. Grocock Co-Executor
Sharon J. Grocock, Co-Executor

By: Kelly R. Brown Co-Executor
Kelly R. Brown, Co-Executor

STATE OF TENNESSEE
COUNTY OF: RUTHERFORD

Before me, a Notary Public of the aforesaid State and County, personally appeared **Sharon J. Grocock and Kelly R. Brown, as Co-Executor,** to me known (or proved by sufficient evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

Given under my hand and seal this the 5 day of October, 2023

BETH E THRONEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 2-19-2024

Beth E. Throneberry
Notary Public
My Commission Expires: 2-19-24

STATE OF TENNESSEE:
COUNTY OF HAMILTON:

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00**.

as agent
Affiant

Subscribed and sworn to before me, this the 5th day of October, 2023.

JEREMY WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/13/2025
HAMILTON COUNTY

Notary Public
My Commission Expires: April 13, 2025

EXHIBIT "A"

Being Lot No.17 on the Plan of Stonebridge, 1st Revision, as of record in Plat Book 9700, Page 244, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

The Grantor's source of interest is a deed recorded in Book 20021206, Page 0150743, in the Register's Office of Davidson County, Tennessee.

This improved property is also commonly known as: 3041 Stone Bridge Rd., Antioch TN 37013, this is for informational purposes only.

Map & Parcel No.: 150-10-267.00, this is for informational purposes only.