Karen Johnson Davidson County
Batch# 1062978 DEEDWARR
10/19/2023 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20231019-0082124

WARRANTY DEED

KILEE THORNTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2023

Notary Public

MY COMMISSION EXPIRES: 3/18/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ebtsam Ghaly	New Owner	151-09-0-A-114.00 CO
(NAME)	(NAME)	
6501 Arvington Way	same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I, **DANA PALOVIK,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EBTSAM GHALY, a single woman, and Kirollos Shokry, a single man,** HEREINAFTER CALLED THE GRANTEES, 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. 114, Final Plat, Phase I, Section 1, Long Hunter Chase, of record in Book 7900, pages 829, 830 and 831, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dana Palovik and E. David Palovik, Jr., by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated March 25, 2013, of record in Instrument No. 20130408-0034278, corrected in Instrument No. 20130425-0041009, Register's Office for Davidson County, Tennessee. The said E. David Palovik, Jr. having since died and subject property vested in Dana Palovik by Tenancy by the Entirety.

unimproved ☐

This is improved ☑ property, known as 6501 Arvington Way, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 7900, pages 829, 830 and 831; Restrictions of record in Book 9430, page 250; Book 9534, page 938 and Book 9534, page 942; Articles of Incorporation/Charter of record in Book 9433, page 953; Quitclaim Deed to Homeowners Association for open space of record in Book 9649, page 764 and Instrument No. 20030820-0120927; Easement for sanitary sewers and/or storm drainage of record in Book 9588, page 930; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 16th day of October, 2023.

Dana Palovik

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Dana Palovik, 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 for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 16th day of October, 2023.

Notary Public
My Commission Expires: _____

File No.: 37907

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 October 16, 2023.

J. Carlton Drumwright

October 16, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 16, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY