Karen Johnson Davidson County
Batch# 1066861 DEEDWARR
10/31/2023 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20231031-0085170

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2023.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Maria Farag	**Renasant Bank**	**17508003000**
4713 Hickory Way	**2001 Park Place, Suite 150**	
Antioch, TN 37013	**Birmingham, AL 35203**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jesse D. Marcrum, married man

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

Maria Farag, unmarried woman and Nadia Banoub, married woman

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:

Land in Davidson County, Tennessee, being Lot 29, Section One, Hickory Woods, of record in Book 6900, Page 509, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jesse D Marcrum, by Special Warranty Deed from United Guaranty Residential Insurance Company, dated April 21, 2000, of record in Instrument No. 200005020044019, in the Register's Office for Davidson County, Tennessee. Lolita Marcrum hereby signs to convey any interest she may have, marital or otherwise as the wife of Jesse D. Marcrum.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 437, Pages 24 & 39, Book 5909, Page 915, Book 5897, Page 244, Book 6854, Page 24, Book 8169, Pages 571 & 579, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 4713 Hickory Way, Antioch, TN 37013.

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 in 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.

Jesse D. Marcrum Date: 10/27/23
Jesse D. Marcrum

Lolita Marcrum Date: 10/27/23
Lolita Marcrum

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jesse D. Marcrum and Lolita Marcrum, the within named Grantor(s), 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, at office, this 27th day of October 2023.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/27/23 (date of document).

Jennifer Russell
Affiant Signature

10/31/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of October 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

