Karen Johnson Davidson County
Batch# 1068011 DEEDWARR
11/02/2023 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20231102-0085974

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/2/2025
(AFFIX SEAL)

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tamer Youssef and Nagy Yousef	Tamer Youssef and Nagy Yousef	Parcel ID: 150-05-0-296.00 and
(NAME) 3019 Mossdale Dr.	(NAME) 89 Kendall Park Dr.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Terry C. Rogers, unmarried and Kriztina E. Rogers, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tamer Youssef and Nagy Yousef, joint tenants with rights of survivorship,**, 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:

Being Lot No. 4A on the Zone Lot Division of Lot Nos. 1,2,3,4,5,6,7,8,45,46 and 47 Plan of Cherry Hills, Section 11-A, as of record in Plat Book 6250, Page 233 amending Plat Book 5200, Page 730, Registers Office for Davidson County. Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Terry C. Rogers, unmarried from Mary Ann Cassell, unmarried by Warranty Deed dated December 11, 2015 and recorded on December 16, 2015 in Instrument No. 20151216-0126385, Register's Office for Davidson County, Tennessee. Kriztina E. Rogers, ex-spouse of Terry C. Rogers, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3019 Mossdale Dr., 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 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 our hands this 31 day of October, 2023.

Terry C. Rogers

Kriztina E. Rogers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Terry C. Rogers, unmarried and Kriztina E. Rogers, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 day of October, 2023.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Tonya Loftin, 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 31, 2023

Date

Tonya Loftin

Affiant Signature

November 2, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)