Karen Johnson Davidson County
Batch# 1069344 DEEDWARR
11/07/2023 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20231107-0087126

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231046034** JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $282,000.00. Marmar Bastory Affiant Subscribed and sworn to before me, this 6th day of November, 2023. Notary Public My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner: Marmar Bastory and Emad Yousif 1323 Craigleigh Drive Nolensville, TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150 11 0 037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brenda Jones, unmarried, individually and as Heir of the Estate of Betty J. Townsend** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marmar Bastory and Emad Yousif, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Towne Village of the Country, Section II, as of record in Book 5200, Pages 176 and 177, said Register's Office.

Said Lot No. 130 being a corner lot fronts 80.76 feet on the southerly margin of Towne Village Road and fronts 60 feet on the westerly margin of Mapleridge Drive, said frontages being joined by a curve measuring 35.23 feet. The westerly line of said Lot No. 130 extends back 111.27 feet and intersects the southerly line which measures 131.79 feet thereon.

Being the same property conveyed to Brenda Jones, by Quitclaim Deed from Derri Davisson, Charles L. Townsend, Jr., Patricia Cooper, Brenda Jones, and Cathy Gentry, of record in Instrument No. 20231006-0078858, in the Register's Office of Davidson County, Tennessee, dated September 26, 2023 and recorded on October 06, 2023.

Being the same property conveyed to Charles L. Townsend and Betty J. Townsend, by Warranty Deed from Kenneth R. Penny, of record in Book 6077, Page 776, in the Register's Office of Davidson County, Tennessee, dated June 15, 1983 and recorded on June 17, 1983. The said Charles L. Townsend died on July 28, 2002, and then the said Betty J. Townsend died August 18, 2023. Also see Affidavit of Continuous Marriage recorded in Instrument No. 20221213-0129223, and Affidavit of Heirship in Furtherance of Title recorded in Instrument Nos. 20231006-0078856 and 20231006-0078857 Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Towne Village of the Country, as recorded in Plat Book 5200, Page(s) 176 & 177.

Covenants, Conditions and Restrictions as set forth in Restrictions Covenants recorded in Book 5456, Page 511.

Rights of the public to the use of that part of the land described herein within the bounds of Maple Ridge Drive road.

This is improved property located at 3233 Towne Village Road Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of November, 2023.

Brenda Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brenda Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certification of Recorded Documents

I, Karen Suggs, 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 November 6, 2023.

(AFFIANT) – Karen Suggs

11/06/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 6th day of November, 2023.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY