Karen Johnson Davidson County
Batch# 1072738 DEEDWARR
11/16/2023 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20231116-0089495

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2023.

Notary Public
My Commission Expires: 06.02.2028

2023-391

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mina Lawandy and Marina Mankoura	Same	
7375 Autumn Crossing Way	Same	181-11-0B-082.00
Brentwood, TN, 37027	Same	

WARRANTY DEED

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 acknowledged, we

Joseph Fitzgerald and Ellie Fitzgerald, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mina Lawandy and Marina Mankoura, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plat of Concord Place II, Phase 2, of record in Instrument No. 20071120-0136051, now being known as The Hills at Concord Place, Phase 3, as shown in Instrument No. 20080627-0066661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Joseph Fitzgerald and Ellie Fitzgerald, husband and wife by Warranty Deed from Gary Paul Morel, Jr., a married man of record in Instrument No. 20220308-0026388, Register's Office for Davidson, Tennessee, dated February 18, 2022 and recorded on March 8, 2022.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7375 Autumn Crossing Way, Brentwood, TN 37027.**

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 14th day of November, 2023.

Joseph Fitzgerald

Ellie Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 2023.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 14th day of November, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Melissa Edelen, 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 11/14/2023 (date of document).

Melissa Edelen
Affiant Signature

11/16/2023
Date

State of Michigan
County of Wayne

Sworn to and subscribed before me this 16 day of November, 2023.

Kaitlyn Moore
Notary's Signature

MY COMMISSION EXPIRES: 06-02-2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne