Karen Johnson Davidson County
Batch# 1081871 DEEDWARR
12/14/2023 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20231214-0096673

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2023.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G23-20192

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	Owner	
Ayoub Eshak and Marseil Mansour (NAME)	(NAME)	149-04-0-013.00
9808 Albemarle Lane (STREET ADDRESS)	9808 Albemarle Lane (STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Marilyn E. Smith, Trustee, and Successor Trustee of The Ernest D. Smith Living Trust dated U/A dated February 28, 2018**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ayoub Eshak and Marseil Mansour, husband and wife**, 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:

Being Lot No. 206 on the Plan of Edge-0-Lake Estates, Section 1, as of record in Book 3600, page 43, Register's Office for said County.

Said Lot No. 206 fronts 82 feet on the westerly side of Priest Lake Drive, and runs back 145.88 feet on the southerly line and 139.04 feet on the northerly line to a line in the rear which is a broken line and measures 60.36 feet.

Being the same property conveyed to Ernest D. Smith and Marilyn E. Smith, Trustees of The Ernest D. Smith Living Trust U/A dated February 28, 2018 by Deed dated July 23, 2019, recorded July 30, 2019, in Instrument Number 20190730-0074717, in the Register's Office of Davidson County, Tennessee. The said Ernest D. Smith died November 24, 2022. The said Marilyn E. Smith conveys the property as Trustee and Successor Trustee for the Ernest D. Smith Living Trust U/A dated February 28, 2018.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2705 Priest Lake Drive, Nashville, TN 37217.

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. Whenever 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 my/our hand(s) this 13th day of December, 2023.

The Ernest D. Smith Living Trust dated February 28, 2018

By: Marilyn E Smith, Trustee
Marilyn E. Smith, Trustee

By: Marilyn E Smith, Successor Trustee
Marilyn E. Smith, Successor Trustee

STATE OF Indiana
COUNTY OF Hancock

On this 13th day of December, 2023, before me personally appeared Marilyn E. Smith, Trustee of The Ernest D. Smith Living Trust dated February 28, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of December, 2023.

Angela Dillon
Notary Signature
My commission expires: 05-13-2028

ANGELA DILLON
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0726801
My Commission Expires May 13, 2028

STATE OF Indiana
COUNTY OF Hancock

On this 13th day of December, 2023, before me personally appeared Marilyn E. Smith, Successor Trustee of The Ernest D. Smith Living Trust dated February 28, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of December, 2023.

Angela Dillon
Notary Signature
My commission expires:
05-13-2028

ANGELA DILLON
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0726801
My Commission Expires May 13, 2028

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certification of Recorded Documents

I, Julia Wyatt, 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 December 13, 2023.

(AFFIANT) – Julia Wyatt

12/13/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 13th day of December, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY