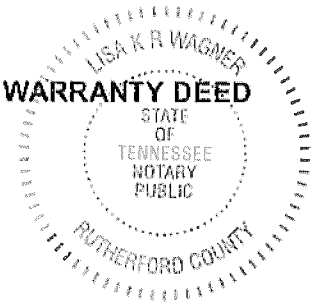


Y-P-23-05149

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $769,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2024

Notary Public

MY COMMISSION EXPIRES: Sept. 21, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Youssef Koutout and Kristine Koutout	**Same as New Owner**	
(NAME)	(NAME)	
5149 Fredericksburg Way E		**171-03-0A-109.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE A. SMITH AND BRANT T. SMITH, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YOUSSEF KOUTOUT AND KRISTINE KOUTOUT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 289, on the Plan of First Revision, Section 5-A, Fredericksburg, R20 Residential P.U.D of record in Plat Book 7900, Page 509 and amended in Book 7900, Page 961, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine A. Tharpe and Brant T. Smith, as joint tenants with rights of survivorship by Warranty deed from Shawn P. Tidwell and wife, Laura S. Tidwell of record in Instrument No. 20170417-0036858 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 17, 2017.

Being the same property conveyed to Katherine A. Smith and Brant T. Smith, as joint tenants with rights of survivorship by Quitclaim deed from Katherine A. Smith formerly known as Katherine A. Tharpe and Brant T. Smith, as joint tenants with rights of survivorship of record in Instrument No. 20201028-0124638 Register's Office for Davidson County, Tennessee, dated September 02, 2020 and recorded on October 28, 2020.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 405, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of PUD Boundary Plat record in Plat Book 7900, Page 509, as revised Plat Book 7900, Page 961, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 7798, Page 843, Book 10453, Page 931 and Book 10694, Page 541, Register's Office for Davidson County, Tennessee.
- By-Laws of Fredericksburg Homeowner's Association of record in Book 8920, Page 45, Book 10126, Page 486, Book 10275, Page 959, Book 10694, Page 539 and Instrument No. 20150102-0000219, in the Register's Office for Davidson County, Tennessee.
- Charter of Fredericksburg Homeowner's Association of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metro Government of record in Book 7993, Page 269, Book 7851, Page 712, and Book 9607, Page 431, in the Register's Office for Davidson County, Tennessee
- Amenities area of record in Book 9443, Page 538 and amended in Book 7900, Page 807, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 9698, Page 81 and Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 9771, Page 545 and Book 10584, Page 134, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1096634 DEEDWARR
02/01/2024 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,922.63
20240201-0007011

- Grant Easement of record in Instrument Number 20131021-0109635, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9952, Page 777, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is Improved property known as: 5149 Fredericksburg Way E, Brentwood, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st DAY OF JANUARY, 2024.

Katherine A. Smith

Brant T. Smith

STATE OF New York
COUNTY OF Clinton

Before me, William Grones, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, KATHERINE A. SMITH AND BRANT T. SMITH with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal, this the 31st of January, 2024.

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 **1/31/2024** _____ (date of document).

Affiant Signature

1/31/2024
Date

State of TN

County of Rutherford

Sworn to an subscribed before me this **31** day of **January**, 20**24**

Danielle Marie Crane

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSON EXPIRES: 2/22/25

NOTARY'S SEAL