Karen Johnson Davidson County
Batch# 1099878 DEEDWARR
02/09/2024 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240209-0009319

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**599 Sam Ridley Pkwy W, Ste 100**
**Smyrna, TN 37167**

**04-NSH24-07159**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Yahia Al-shara<br>1425 Calais Court<br>Antioch, TN 37013 | New Owner | 150-09-0A-085-00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Judith Ann Johnson Family Trust**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Yahia Al-shara**, married man, hereinafter called the Grantees, their successors 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. 239 on the Plan of Forest View Park, Section VIII as of record in Plat Book 6900, Page 633 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

This conveyance is subject to Restrictive Covenants of record in Book 7079, page 472, said Register's Office.

For Information Only: Parcel No. 150-09-0A-085-00

Being the same property conveyed to Judith Ann Johnson, Trustee, and her successor in a Revocable Living Trust for the benefit of Judith Ann Johnson, under the terms of The Judith Ann Johnson Family Trust dated Jan 9, 2019 by Quit Claim Deed from Judith A. Johnson, widowed of record as Instrument No. 20190114-0003634 in the Register's Office for Davidson County, Tennessee, dated January 9, 2019 and recorded on January 14, 2019.

Being also known as 1425 Calais Court, Antioch, TN 37013

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1425 Calais Court, 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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 5th day of February, 2024

Judith Ann Johnson Family Trust

BY: Judith Ann Johnson
Judith Ann Johnson, Trustee

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Judith Ann Johnson, Trustee of the Judith Ann Johnson Family Trust Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Smyrna, Tennessee, this 5th day of February, 2024

Robin Zaleski
Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 8, 2024.

J. Carlton Drumwright

February 8, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 8, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY