WARRANTY DEED

Karen Johnson Davidson County
Batch# 1100474 DEEDWARR
02/13/2024 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240213-0009839

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 08/02/25

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lokas Mousa	Plains Commerce Bank	
(NAME)	(NAME)	
1232 Canyon Ridge Ct	3905 W. 49th St. 2nd Floor	149070B04700CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Sioux Falls, SD 57106	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Alex O. Williams, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lokas Mousa, Single Man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 217, on the Final Plat of Canyon Ridge, Phase Two, of record in Plat Book 9700, Page 805, as amended in Instrument No. 200311242-0170362, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alex O. Williams, by virtue of that certain Quit Claim Deed dated July 23, 2020, and being of record at Instrument No. 20200814-0091399 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1232 Canyon Ridge Ct. Antioch, TN 37013 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 9 day of February, 2024.

Alex O. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Alex O. Williams**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9 day of February, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON 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 9, 2024.

J. Carlton Drumwright

February 9, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 9, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY