Karen Johnson Davidson County
Batch# 1103606 DEEDWARR
02/22/2024 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240222-0012284

AFTER RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22150-MC

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $400,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn before me this the 21st day of February, 2024.

Notary Public
My commission expires: 3-6-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Antonious Shakhloul 921 Mulberry Hill Pl. Antioch, TN 37013	United Wholesale Mtg 585 S. Blvd. E Pontiac MI 48341	149-15-0A 171.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LAURA JEANNE ZMUDA, TRUSTEE, OF THE HILL PLACE J2911 REVOCABLE LIVING TRUST DATED OCTOBER 5, 2020, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MAGDY BARSOUM, A MARRIED MAN, AND ANTONIOUS SHAKHLOUL, A MARRIED MAN, AS JOINT TENANTS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Phase VII, Cambridge Forest of record in Plat at Instrument No. 20190325-0026968, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura Jeanne Zmuda, Trustee, of the Hill Place J2911 Revocable Living Trust dated October 5, 2020, by deed dated 10/09/2020, from Trendmark Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20201105-0129683, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 921 Mulberry Hill Pl., 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 21st day of February, 2024.

Hill Place J2911 Revocable Living Trust

BY: _____

Laura Jeanne Zmuda, Trustee

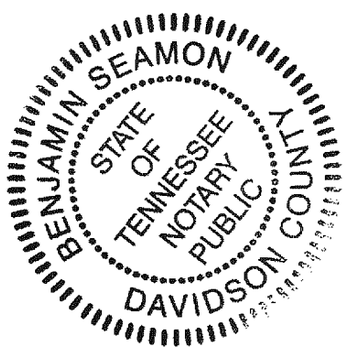
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Laura Jeanne Zmuda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Trust, and that she, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Hill Place J2911 Revocable Living Trust by the said Laura Jeanne Zmuda as such Trustee.

Witness my hand and official seal this 21st day of February, 2024.

My commission expires:

9-7-26



_____
Notary Public

202402220012284

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/21/24 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/21/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

