WARRANTY DEED

Karen Johnson Davidson County
Batch# 1112820 DEEDWARR
03/19/2024 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240319-0018974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 01/23/28
(AFFIX SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
File No.: 24-0140

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pablo David Serrano Mejia and Enny Mariela Alfaro Rodriguez	First National Bank of America	Map: 15011003700
(NAME) 3233 Towne Village Rd.	(NAME) 241 E Saginaw St.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) E Lansing, MI 48823	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARMAR BASTORY AND EMAD YOUSIF, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PABLO DAVID SERRANO MEJIA, UNMARRIED MAN AND ENNY MARIELA ALFARO RODRIGUEZ, UNMARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 130 on the Plan of Towne Village of the Country, Section II, as of record in Book 5200, Pages 176 and 177, said Register's Office.

Said Lot No. 130 being a corner lot fronts 80.76 feet on the southerly margin of Towne Village Road and fronts 60 feet on the westerly margin of Mapleridge Drive, said frontages being joined by a curve

measuring 35.23 feet. The westerly line of said Lot No. 130 extends back 111.27 feet and intersects the southerly line which measures 131.79 feet thereon.

Being the same property conveyed to Marmar Bastory and Emad Yousif, wife and husband, by deed from Brenda Jones, unmarried, individually and as Heir of the Estate of Betty J. Townsend, of record in Instrument No. 20231107-0087126, dated November 6, 2023, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 176, Page 177, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5456, Page 511, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3233 Towne Village Rd., Antioch, TN 37013
(House No.) (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 our hands this 18th day of March, 2024.

Marmar Bastory

Marmar Bastory

Emad Yousif

Emad Yousif

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marmar Bastory and Emad Yousif, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 18th day of March, 2024.

Notary Public

My Commission Expires:

11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 March 18, 2024.

Signature
March 18, 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this March 18, 2024

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON