Name and Address of New Owner:
Mouheb Gerges and Hala Gerges
1713 Hickory View Court, Nashville, TN 37013

Send Tax Bills To:
Mouheb Gerges and Hala Gerges
1713 Hickory View Court, Nashville, TN 37013

This Instrument Prepared By:
Mike Garliauskas
Modern Approach Title
239 Veterans Parkway
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1117350 DEEDWARR
04/02/2024 01:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20240402-0023022

Map & Parcel No: 149-15-0-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Achord, an ~~unmarried~~ MARRIED man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mouheb Gerges and Hala Gerges, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hickory Ridge Subdivision, of record in Instrument No. 200002090013329, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed by Warranty Deed from 101 Construction Company, a Tennessee Corporation to David Achord, unmarried, recorded January 10, 2001, as Instrument No. 20010110-0003304 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $149,900.00.

Commonly Known As: 1713 Hickory View Court, Nashville, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of April, 2024.

_____(SEAL)
David Achord

STATE OF TENNESSEE, TS
COUNTY OF ~~RUTHERFORD~~ Davidson TS

On this 1st day of April, 2024, before me personally appeared David Achord, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2024.

Tanya Stafford
Notary Signature
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David Achord

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson
TS

Sworn to and subscribed before me this 1st day of April, 2024.

Tanya Stafford
Notary Signature
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Melissa Edelen, 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 4/1/2024 (date of document).

Melissa Q

Affiant Signature

4/2/2024

Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 2nd day of April, 2024.

Kaitlyn Moore

Notary's Signature

MY COMMISSION EXPIRES: 06-02-2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne