Karen Johnson Davidson County
Batch# 1136301 DEEDWARR
05/17/2024 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240517-0036755

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447519**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 16th day of May, 2024. Notary Public My Commission Expires: 3/2/25

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

WARRANTY DEED

Address New Owner: Farid Ayoub 509 Shoreline Lane Antioch TN 37013	Send Tax Bills To: ~~New Owner~~ Renasant Bank 2200 Abbott Martin Rd #103 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 164 08 0C 112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shoreline Property, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Farid Ayoub, husband and Afaf Mankarious, wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot number 22 on the Plan of SECTION THREE HAMILTON CHASE "CLUSTER LOT SUBDIVISION" of record in Instrument Number 20070517-0059303, as Surveyor's Certificate of Correction recorded in Instrument No. 20070529-0063683 and Instrument No. 20070723-0087046, 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 Shoreline Property LLC, a Tennessee limited liability company, by Quitclaim Deed from Travis Jost, of record in Instrument No. 20240402-0022700, in the Register's Office of Davidson County, Tennessee, dated April 01, 2024 and recorded on April 02, 2024.

Being the same property conveyed to Travis Jost, by Warranty Deed from Steven M. Stokes, a Married Man and Lauren R. Vessio, a Single Woman, of record in Instrument No. 20240306-0015563, in the Register's Office of Davidson County, Tennessee, dated March 04, 2024 and recorded on March 06, 2024.

Being the same property conveyed to Lauren R. Vessio, a single woman and Steven M. Stokes, a single man, as joint tenants with right of survivorship, by Warranty Deed from Lake Forest Homes, Inc., a Tennessee corporation, of record in Instrument No. 20161103-0116274, in the Register's Office of Davidson County, Tennessee, dated October 25, 2016 and recorded on November 03, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE HAMILTON CHASE "CLUSTER LOT SUBDIVISION", as recorded in Instrument Number 20070517-0059303, as Surveyor's Certificate of Correction recorded in Instrument No. 20070529-0063683 and Instrument No. 20070723-0087046.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050728-0087946, as Amended in Instrument No. 20051031-0131315.
Easement for Road Agreement and Sewer, recorded in Instrument No. 20040416-0043248.
Easement for Telephone Company, recorded in Instrument No. 20060707-0081733.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040102-0000420.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 509 Shoreline Lane Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2024.

Shoreline Property, LLC

BY: Travis Jost Authorized Member
Travis Jost, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Travis Jost, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Member of Shoreline Property, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Member.

Witness my hand, at office, this 16th day of May, 2024.

Notary Public
My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
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 May 16, 2024.

J. Carlton Drumwright

May 16, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 16, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY