RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-21627-24

Karen Johnson Davidson County
Batch# 1139514 DEEDWARR
05/24/2024 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240524-0038983

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd 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

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maged Sammour 612 Bridgette Court Antioch, TN 37013	~~Same address as new owner~~ First Horizon Bank 165 Madison Ave. Memphis, TN 38103	175-01-0-041

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($415,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JENNIFER S. SAM, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MAGED SAMMOUR, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Final Plat, Asheford Crossing, Section Four, of record in Book 9700, page 912, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer S. Sam, married, from Bryant T. Chan and wife, Jennifer S. Sam, by Quitclaim Deed dated September 3, 2009 and recorded September 3, 2009 in Instrument #20090903-0083313, said Register's Office.

Being the same property conveyed to Bryant T. Chan and wife, Jennifer S. Sam, from Jesse Hancock and wife, Kathy Hancock, by Warranty Deed dated September 20, 2004 and recorded September 28, 2004 in Instrument #20040928-0116655, said Register's Office.

Bryant T. Chan, spouse of Jennifer S. Sam, joins in the conveyance to convey any and all interest, maritial or otherwise, that he may have in the above referenced property now or hereafter.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 612 Bridgette Court, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of May, 2024

GRANTOR(S)

Jennifer S. Sam

Bryant T. Chan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jennifer S. Sam and husband Bryant T. Chan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of May 2024.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON 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 23, 2024.

J. Carlton Drumwright

May 23, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 23, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY