Karen Johnson Davidson County
Batch# 1141058 DEEDWARR
05/30/2024 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20240530-0040308

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT240500039

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$341,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 11/2/26

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ayouf Eshak **4932 Olivia Dr.** **Antioch, TN 37013**	**U.S. Bank National Association** **4801 Frederica St.** **Owensboro, KY 42301**	**162-03-0-002.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Keith Middleton and Diane Middleton

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

Ayouf Eshak and Marseil Mansour, a husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 35 on the Plan of Colewood Acres, Section 1, of record in Book 3700, Page 59, Register's Office for Davidson County, Tennessee.
Said Lot No. 35 fronts 80 feet on the easterly side of Olivia Drive and runs back 135 feet on the northerly line and 140 feet on the southerly line to a dead line measuring 80.2 feet thereon.

BEING the same property conveyed to Keith Middleton and Diane Middleton, husband and wife, by Warranty Deed from Joseph Alan Carter, Sole Heir of the Estate of Jese H. Carter, dated 3/11/2024 and recorded 3/12/2024 in Instrument No. 20240312-0016994, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Jesse H. Carter and wife, Willa-Dean Carter by Warranty Deed from Daniel W. Post, dated 6/25/1976 and recorded 7/1/1976 in Book 5040, Page 904, Register's Office for Davidson County, Tennessee.The said Willa-Dean Carter died on February 27, 2016, leaving the property vested solely in Jesse H. Carter.The said Jesse H. Carter (AKA Jesse Howard Carter) died intestate on September 9, 2016, leaving his three children as his only heirs at law, namely Janice Renee Carter, James Howard Carter and Joseph Alan Carter. Janice Renee Carter died October 24, 2016, and James Howard Carter died January 3, 2024, both unmarried and without any issue, leaving their brother, Joseph Alan Carter as the sole heir at law of Jesse H. Carter.

Also see Affidavit of Heirship dated 2/22/2024 and recorded 3/12/2024 in Instrument No. 20240312-0016993, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **4932 Olivia Dr., 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 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 30th day of May, 2024.

Keith Middleton

Diane Middleton

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Middleton and Diane Middleton the bargainor(s) 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 at Smyrna, Tennessee, this 30th day of May, 2024.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Certification of Recorded Documents

I, Tameika Jones, 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 30, 2024.

Tameika Jones
(AFFIANT) – Tameika Jones

05/30/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of May, 2024.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY