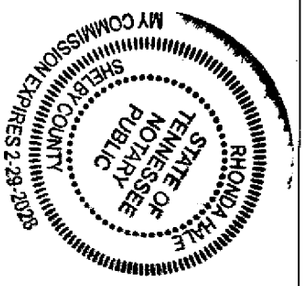
Karen Johnson Davidson County
Batch# 1142503 DEEDWARR
06/04/2024 07:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20240604-0041394

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Samir Henin and Magda Agaiby	Samir Henin and Magda Agaiby	149-6-146
(NAME)	(NAME)	
2804 Johnson Pass Dr	2804 Johnson Pass Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20240700

For and 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, I/we, **Drew Phillip Storm, an unmarried man,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Samir Henin and Magda Agaiby, 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. :

Certain real property situate in the 29th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 63 on the Plan of Oakwood Subdivision, Phase Six, Section One, of record in Book 7900, page 419, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Cynthia H. Calvert, unmarried by Warranty Deed from Centex Real Estate Corporation, dated July 20, 1994 and filed of record in Book 9418, page 249, Register's Office for Davidson County, Tennessee.

The said Cynthia H. Calvert, having since married and now known as Cynthia H. Storm, having died intestate a citizen and resident of Davidson County, TN on or about 09/20/2022. Pursuant to Affidavit of Heirship of record in instrument No. 20230119-0004399, the said Cynthia Hogan Storm is survived by her spouse Drew Phillip Storm, and her children, Kimberly Michelle Calvert Cates and Christie Raye Calvert Taylor, her sole heirs at law.

Drew Phillip Storm, Kimberly Michelle Calvert Cates and Christie Raye Calvert Taylor conveyed said property to Drew Phillip Storm a single individual, by Quitclaim Deed dated May 19, 2023 and filed of record in Instrument No. 20230519-0037720, said Register's Office.

Cynthia H. Calvert, Cynthia H. Storm and Cynthia Hogan Storm are one and the same person.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Book 7981, page 478; Book 8313, page 17; Book 9237, page 1; Book 8038, page 838; Book 9781, page 987 and Book 10650, page 785, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 2804 Johnson Pass Dr, 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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7 day of May, 2024.

Drew Phillip Storm

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Drew Phillip Storm, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of May, 2024.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

I, Vernon Kevin Miller, 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 5-7-24 (date of document).

Affiant Signature

5-31-24
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 31 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 8/3/2026

Notary's Seal (if on paper)

EBONI S. GALES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY