Karen Johnson Davidson County
Batch# 1154027 DEEDWARR
07/03/2024 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.26
20240703-0050262

Name and Address of New Owner:
Amir Hanna and Samir Milik and Osama Nakhla
3701 Huntingboro Trail
Antioch, TN 37013

Send Tax Statements To:
New Owners
1636 W. Wilson Blvd
#1636
Mt Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-24050711

Map and Parcel: 150 12 0A 010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vicki S Trigg**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Amir Hanna, married, and Samir Milik, married, and Osama Nakhla, married, tenants in common**, 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:

BEING Lot No. 685 on the Plan of Somerset, Phase II, a Planned Unit Development of record in Book 6900, page 734, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Vicki S. Trigg and Charles Robert Brumley Jr. by Quitclaim Deed filed for record on June 9, 1998 in Book 10969, page 572, of the Register's Office of Davidson County, Tennessee. Charles Robert Brumley Jr. died intestate on April 27, 2024 leaving Vicki S. Trigg as his heir-at-law as evidenced by Affidavit of Heirship filed for record in Instrument No. __202407030050261__, said Register's Office.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Somerset of record in Book 7619, page 647 and as amended in Book 7657, page 583, Book 7675, page 923, Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, Book 8708, page 630, Book 9036, page 326, Book 9065, page 744, Book 9072, page 572, Book 9245, page 332, Book 9696, page 654, Book 10404, page 641 and Instrument No. 20060405-0039162; All matters as set forth per plat of record in Book 6900, page 734; By-laws of record in Book 7619, page 679 and as amended in Book 9509, page 363, Book 9647, page 472 and Instrument No. 20090513-0044145; HOA Charter of record in Book 7661, page 37; Boundary Survey, Planned Unit Development, Somerset of record in Book 6900, page 733; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3701 Huntingboro Trail, 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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and assigns, 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 my hand this 28th day of June, 2024.

Vicki S. Trigg

Vicki S Trigg

State of Tennessee

County of Rutherford

Personally appeared before me, Vicki S Trigg with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of June, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $349,800.00.

Affiant Signature

Subscribed and sworn to before me, this 28th day of June, 2024.

Notary Public
My Commission Expires: 03-03-2026

TIMOTHY T COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 6/28/24

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 06/28/24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 06/28/24

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

