Karen Johnson Davidson County
Batch# 1159339 DEEDWARR
07/17/2024 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20240717-0053840

WARRANTY DEED

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 06.24.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kamel Kamel and Saher Demian	First Citizens National Bank	043-13-0-036.00
(NAME)	(NAME)	
117 E Old Hickory Boulevard	P.O. Box 370	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dyersburg, TN 38025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I/we Michael Gioseffi, an unmarried man and Zachary Gibson, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kamel Kamel, a married man and Saher Demian, a married man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 9 and 10 on the Map of Madison Commerce Center Subdivision, as of record in Book 547, Page 130 (erroneously referred to as Book 457, Page 130 in prior deeds), in the Register's Office for Davidson County, Tennessee. Said Lot Nos. 9 and 10 adjoin and front together 50 feet, more or less, on the north side of Old Hickory Boulevard, formerly Sweetbrier Avenue, and run back between parallel lines 129 feet, more or less, on the west line of Lot No. 9 and 129 feet, more or less, on the east line of Lot No. 10 to an alley in the rear measuring 50 feet thereon.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

Being the same property conveyed to Everett J. Upchurch and wife, Dorothy Sue Upchurch by Warranty Deed from John Lloyd Jernigan and wife, Nelle H. Jernigan, dated 07/03/1978, of record in Book 5311, Page 614, Register's Office for Davidson County, Tennessee.

The said Everett J. Upchurch died on 09/22/1997, leaving the said Dorothy Sue Upchurch the sole surviving tenant by the entirety.

Being the same property conveyed to Fred Upchurch by Quitclaim Deed from Dorothy Sue Upchurch, dated 03/07/2012, of record in Instrument 201203120021372, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Gioseffi, a married man and Zachary Gibson, a married man by

Warranty Deed from Fred Upchurch, a married man, dated 05/22/2023, of record in Instrument 202305230038727, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 117 E Old Hickory Boulevard, Madison, TN 37115

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of July, 2024.

Michael Gioseffi

State of Massachusetts
County of Barnstable

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Gioseffi, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that heexecuted the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of July, 2024.

Notary Public:
My Commission Expires: 02/06/2026

JEFFREY M. FREEMAN
Notary Public
Massachusetts
My Commission Expires
Feb 6, 2026

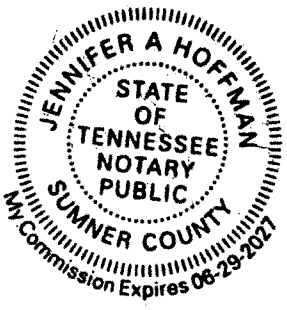
Zachary Gibson

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zachary Gibson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that hey executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of July, 2024.

Notary Public:
My Commission Expires: 6/29/27



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

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 July 12, 2024.

J. Carlton Drumwright

July 12, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 12, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY