Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1164511
07/31/2024 09:47:17 AM
Fees: $13.00 Taxes: $980.50

Davidson County
DEEDWARR
2 pgs

20240731-0057917

ANGIE VALENTINI-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2024.

Notary Public

My Commission Expires: 9/21/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Makram Hanna and Sabah Samir Mikhaeil	NEW OWNER	136-13-0-122.00
2773 Watersview Drive		
Nashville, TN 37217		

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

Alger Studstill, unmarried

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

Makram Hanna and Sabah Samir Mikhaeil, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 31-B, on the Plan of Zone Lot Division, Lots 31 & 33, Edge-O-Lake, Section 20-A, of record in Book 5800, Page 206, Register's Office for Davidson County, Tennessee.

SAID Lot No. 31-B, fronts 41.00 feet on the southerly margin of Watersview Drive and extends back 183.75 feet on the easterly line and 190.30 feet on the broken westerly line to a dead line in the rear, measuring 24.64 feet thereon.

BEING the same property conveyed to Alger Studstill, unmarried, by Warranty Deed from Jay G. Hamilton, unmarried, dated 2/3/2000 and recorded 2/4/2000 in Instrument No. 20000204-0012020, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Restrictive Covenants of record in Book 5460, Page 269; revised in Book 5496, Page 697; All existing easements and all other matters shown on plat of record in Book 5800, Page 206, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2773 Watersview Drive, Nashville, TN 37217

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 my/our hand(s) this 30th day of July, 2024.

Alger Studstill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2024, before me personally appeared Alger Studstill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2024.

Notary Signature
My commission expires: 9/21/2024

