Karen Johnson Davidson County
Batch# 1167262 DEEDWARR
08/12/2024 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240812-0060258

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Marion

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

James F Bell + Marcia E Bell by Jeana Reid Bell Attorney-in-Fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/19/2030

(AFFIX SEAL)

SARAH M LEWIS HELLMAN
Notary Public - Seal
Montgomery County - State of Indiana
Commission Number NP0740625
My Commission Expires Apr 19, 2030

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024070107

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ehab Hana	legacy home loans	
(NAME)	(NAME)	
3444 Timber Trail Drive	10326 Stearman Dr Ste 6	Map-Par. 150-03-0-226.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Whitehouse TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY THOUSAND AND NO/100 Dollars ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES F. BELL AND MARCIA E. BELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EHAB JOSEPH HANA, A MARRIED MAN, 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(s) 402, as shown on the map entitled Addition to Section Two, "The Country", of record in Book 6250, page 623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES F. BELL AND MARCIA E. BELL, HUSBAND AND WIFE, by deed from PAGE E. TURNER, UNMARRIED, of record as Instrument No. 20160915-0097250, dated September 12, 2016, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3444 Timber Trail Drive, 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 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.

Executed by my hand this 31st Day of July 2024.

James F. Bell by Jeremie Isaiah Bell, his Attorney-In-Fact

STATE OF ~~TENNESSEE~~ Indiana

County OF ~~DAVIDSON~~ Marion

On, 31st of July, 2024, before me personally appeared JEREMIE ISAIAH BELL, to me known to be the person who executed the foregoing instrument on behalf of James F. Bell, as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said James F. Bell

Witness my hand and official seal.

Notary Public

My Commission Expires: ~~May 9, 2026~~ April 19, 2030

(SEAL)

SARAH M LEWIS HILLMAN
Notary Public - Seal
Montgomery County - State of Indiana
Commission Number NP0740625
My Commission Expires Apr 19, 2030

Executed by my hand this 31st Day of July 2024.

Marcia E. Bell by Jeremie Isaiah Bell, her Attorney-In-Fact

STATE OF ~~TENNESSEE~~ Indiana

County OF ~~DAVIDSON~~ Marion

On, 31st of July, 2024, before me personally appeared JEREMIE ISAIAH BELL, to me known to be the person who executed the foregoing instrument on behalf of Marcia E. Bell as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said Marcia E. Bell.

Witness my hand and official seal.

Notary Public

My Commission Expires: ~~May 9, 2026~~ April 19, 2030

(SEAL)

SARAH M LEWIS HILLMAN
Notary Public - Seal
Montgomery County - State of Indiana
Commission Number NP0740625
My Commission Expires Apr 19, 2030

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

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 31, 2024.

J. Carlton Drumwright

July 31, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 31, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY