Karen Johnson Davidson County
Batch# 1194979 DEEDWARR
10/17/2024 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20241017-0080568

WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-25101-24

LINDEN 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 $670,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of Oct, 2024

NOTARY PUBLIC

My commission expires: 06.24.25

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yasser R Mansour and Suzan S Hana 4346 Lavergne Couchville Pike Antioch, TN 37013	Same address as new owner	176-00-0-002

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SEVENTY THOUSAND AND 00/100 Dollars ($670,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS C. YORK AND GINGER CHERYL YORK, A MARRIED COUPLE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **YASSER R MANSOUR AND SUZAN S HANA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND located in the Second (2nd) Civil District of Davidson County, Tennessee, more particularly described according to a survey made by Frank V. Neeley, Registered Land Surveyor, dated April. 1989, as follows:

TRACT NO. 1: BEGINNING at an iron pin located in the southeast corner of said property same being at the intersection of Maxwell Road and the Lavergne-Couchville Pike; running thence with the North right-of-way of Maxwell Road South 87 degrees 12 minutes 02 seconds West 102.75 feet to an iron pin; thence along a curve to the right with a radius of 1,950.00 feet, a distance of 108.90 feet to an iron pin, same being the common southwest corner of the subject property and the southeast corner of the Haley property; thence leaving the margin of Maxwell Road, North 01 degree 06 minutes 33 seconds East 134.95 feet, with Haley's East line to an iron pin; thence North 09 degrees 38 minutes 23 seconds West 209.68 feet with Haley's East line to an iron pin, same being the common northwest corner of the subject property and the northeast comer of the Haley Property; thence South 88 degrees 02 minutes 41 seconds East 235.78 feet to an iron pin at the West right-of-way of the Lavergne-Couchville Pike; thence with said right-of-way along a curve to the left, with a radius of 5,596.29 feet, a distance of 178.53 feet to an iron pin; thence continuing South 01 degree 58 minutes 00 seconds East 147.86 feet to the point of BEGINNING, containing 1.6513 Acres, more or less.

Being the same property conveyed to Thomas C. York and Ginger Cheryl York, a married couple, from Marilyn June Wiggins by Warranty Deed dated 6/28/2021 and recorded 6/30/2021 in Instrument No. 20210630-0088470, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 4346 Lavergne Couchville Pike, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of October, 2024

GRANTOR(S)

Thomas C. York

Thomas C. York

Ginger Cheryl York

Ginger Cheryl York

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Thomas C. York and Ginger Cheryl York, a married couple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of October 2024.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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 October 10, 2024.

J. Carlton Drumwright

October 10, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 10, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY