Karen Johnson Davidson County
Batch# 1196597 DEEDWARR
10/22/2024 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20241022-0082059

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 06-24-25
(AFFIX SEAL)

LAUREN LAMBERTH NOTARY PUBLIC TENNESSEE SUMNER

Y-BRE-24-3249

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Haidy Youssef	First Horizon Bank	
(NAME)	(NAME)	**108-16-0-019.00**
3249 Priest Woods Dr.	1279 Cantrell Rd Ste 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Little Rock, AR 72223	
(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 consideration, the receipt of which is hereby acknowledged, **MARY G. AMMONS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAIDY YOUSSEF, UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 19A, Percy Priest Woods Subdivision, Section 1, Zone Lot 19, as of record in Plat Book 5200, page 607, Register's Office for said County,

The said Lot 19A being the Easterly part of Lot No. 19 on the Plan of Percy Priest Woods Subdivision, Section One, as of record in Book 5200, page 472, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Mary G. Ammons, unmarried by Warranty Deed from Laura A. Doutre, married (f/k/a Laura A. Brewer) of record in Instrument No. 20071231-0148844 Register's Office for Davidson County, Tennessee, dated December 27, 2007 and recorded on December 31, 2007.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 472, amended in Plat Book 5200, Page 607, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5984, Page 865, amended in Book 6020, page 270, Book 6097, page 11, Book 6132, page 221, Book 6353, page 307 and Book 6560, page 667, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement for Ingress/Egress of record in Book 6071, Page 491, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3249 Priest Woods Dr., Nashville, Tennessee 37214**.

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), their heirs and 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), 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 the 18th DAY OF OCTOBER, 2024.

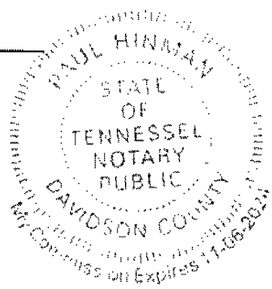
Mary G. Ammons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY G. AMMONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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 18, 2024.

J. Carlton Drumwright

October 18, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 18, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY