Karen Johnson Davidson County
Batch# 1228530 DEEDWARR
01/21/2025 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250121-0004493

WARRANTY DEED

LAURIE DAMEWOOD — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILSON — MY COMM. EXPIRES 03/02/26

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of January, 2025 .

Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Issam Youssef	Renasant Bank	136-15-0-065
3536 Anderson Road	2200 Abbott Martin Rd #103	
Nashville, TN 37217	Nash., TN 37215	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Nicole Patterson and Matthew Johnson, heirs at law of Nann Johnson, deceased hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Issam Youssef, 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:

Being Lot No. 105 on the Plan of Harbour Town Village, Section 2, as of record in Book 4675, Page 146 and 147, Register's Office for Davidson County, Tennessee to which reference is here by made for a more complete and accurate legal description.

Being the same property conveyed to David L. Johnson and wife, Nann L. Johnson by Quitclaim Deed from John R. Hill, Jr., unmarried, dated August 14, 1986 and filed for record in Book 6953, Page 936, Register's Office for Davidson County, Tennessee. David L. Johnson having since died August 17, 2011 leaving Nann L. Johnson as the surviving tenant. Nann L. Johnson died intestate on February 28, 2024, leaving the subject property vested in her heirs at law Nicole Patterson and Matthew Johnson..

Affidavit of Heirship of record in Instrument No. 202501210004490 *, Register's Office for Davidson County, Tennessee.*

Powers of Attorney of record in Instrument Nos. 202501210004491 *and* 202501210004492 *, Register's Office for Davidson County, Tennessee.*

This conveyance is subject to the following:

Real estate taxes or special assessments for the year(s) 2025, that are not yet due or payable.

Subject to all matters as shown on plat of record in Plat Book 4675, Page 146 and 147, said Register's Office.

Subject to restrictions of record in Book 4931, Page 667, Register's Office said County.

This is unimproved X improved property, known as 3536 Anderson Road, 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 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.

Witness my hand this 15th day of January, 2025.

Nicole Patterson by Gary W. Temple, Attorney-In-Fact

Nicole Patterson, by Gary W. Temple, his/her Attorney-In-Fact

Matthew Johnson by Gary W. Temple, Attorney-In-Fact

Matthew Johnson, by Gary W. Temple, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15th day of January, 2025, Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary W. Temple as Attorney-in-Fact for Nicole Patterson, 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 and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of January, 2025.

Notary Signature
My commission expires: 1-26-28

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15th day of January, 2025, Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary W. Temple as Attorney-in-Fact for Matthew Johnson, 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 and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of January, 2025.

Notary Signature
My commission expires: 1-26-28

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 January 16, 2025.

J. Carlton Drumwright

January 16, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 16, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY