Karen Johnson Davidson County
Batch# 1239549 DEEDWARR
02/21/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250221-0012914

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ ROBERTSON (b)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2025.

April Sumrld
Notary Public

MY COMMISSION EXPIRES: 12-19-2028
(AFFIX SEAL)

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

JM-BHH-25-1924

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)
Makarious Yacoup	Renasant Bank	
(NAME)	(NAME)	
1924 Treeview Ct	2200 Abbott Martin Rd Stg 103	**176-02-0-062.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(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, **BIRHAT NOORY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAKARIOUS YACOUP, A MARRIED MAN,** 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 Lot No. 205 on the Plan of Peppertree Forest, Section 19 of record in Plat Book 7900, Page 783, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Birhat Noory, married by Warranty Deed from Milanko Gojkovic, a married man of record in Instrument No. 20220823-0095296 Register's Office for Davidson County, Tennessee, dated August 22, 2022 and recorded on August 23, 2022.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Book 7900, Page 783, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8703, Page 462, Book 8757, Page 607, Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801 and Book 9664, Page 162, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8757, Page 623, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8757, Page 639, in the Register's Office for Davidson County, Tennessee.
- Peppertree Forest Homeowners Association, Inc. Rules and Regulations of record in Instrument Number 20190611-0055977, 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: **1924 Treeview Ct, Antioch, Tennessee 37013**.

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 14th DAY OF FEBRUARY, 2025.

Birhat Noory

Soleen Sori

Soleen Sori, spouse of Birhat Noory, hereby joins in this conveyance and does transfer and convey any and all marital interest Soleen Sori may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BIRHAT NOORY, 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 14th of February, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SOLEEN SORI, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of February, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 14. 2025.

Affiant Signature

21st day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028