WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242070 DEEDWARR
02/28/2025 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20250228-0014942

File No. DH-25-8953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beshoy Gerges	Same as new owner	
(NAME)	(NAME)	
2340 Robert Gwynne Drive		149-07-0A-092.00-CO
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **La-Tondra L. Okeke, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beshoy Gerges,** **an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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 No. 92 on the Plan of Chelsea Village, Section 1, a Planned Unit Development, of record in Plat Book 7900, Page (s) 119 through 121, inclusive, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more accurate legal description thereof.

Being the same property conveyed to Benjamin Okeke and wife, Latondra Okeke by Warranty Deed from Jerry Butler, a married man of record in Book 11513, page 827, Register's Office for Davidson County, Tennessee, dated June 01, 1999 and recorded on June 07, 1999.

Benjamin Okeke having since died on November 15, 2022 leaving LaTondra Okeke as the surviving tenant.

Being the same property conveyed to La-Tondra L. Okeke by Quitclaim Deed from LaTondra Okeke of record in Instrument No. 20230802-0059540 Register's Office for Davidson County, Tennessee, dated July 25, 2023 and recorded on August 02, 2023.

This is property more commonly known as 905 Septo Court, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 26th day of February, 2025.

La-Tondra L. Okeke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2025, before me personally appeared La-Tondra L. Okeke, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzors
State of Tennessee Notary Public
Davidson County

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D Hardwick, 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 **February 26, 2025**.

Date

D Hardwick

Affiant Signature

February 27, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County