WARRANTY DEED

Karen Johnson Davidson County
Batch# 1283038 DEEDWARR
06/09/2025 07:49:30 AM 5 pgs
Fees: $28.00 Taxes: $1,411.55
20250609-0044838

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,500.00.

Selist Gerges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2025.

Cheryl M Rodgers
Notary Public

MY COMMISSION EXPIRES: 11-21-2027
(AFFIX SEAL)

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Selist Gerges	NEW OWNER	162 02 0 078.00
(NAME)	(NAME)	
4005 Keeley Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **William F. Earnest and Marianne H. Earnest, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Selist Gerges**,

hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on the plan of SECTION 2, COLEWOOD ACRES, of record in Plat Book 3700, Page 135, Register's Office for said County, as follows:

Said Lot No. 123 fronts 82 feet on the Southwesterly margin of Keeley Drive and runs back 117.3 feet on the Northwesterly line and 217.8 feet on the Southeasterly line to a dead line measuring 123.9 feet thereon.

Being the same property conveyed to William F. Earnest and Marianne H. Earnest, husband and wife, by Warranty Deed from Daniel D. Matheny and Patricia Matheny, husband and wife, of record in Instrument No. 20211105-0148227, in the Register's Office of Davidson County, Tennessee, dated October 29, 2021 and recorded on November 05, 2021.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 4005 Keeley Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 2nd day of June, 2025.

William F. Earnest

STATE OF New Jersey

COUNTY OF Atlantic

On this 2nd day of June, 20 25, before me personally appeared William F. Earnest, 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 (or person's) free act and deed.

Notary Public

TALEIA Y MITE
Notary Public - State of New Jersey
My Commission Expires Jun 2, 2026

My Commission Expires: June 2, 2026

Marianne H. Earnest

Marianne H. Earnest

STATE OF Tennessee

COUNTY OF Williamson

On this 4th day of June, 2025, before me personally appeared Marianne H. Earnest, 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 (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Certificate of Authenticity

I, Holly A. Mason, 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 June 2 2025.

Affiant Signature

6/5/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of June, 2025.

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

My Commission Expires: 9/7/2026