ADDRESS NEW OWNERS and
SEND TAX BILLS:
MARTINA W. LABIB
GAMAL WAHBA
204 Hickory Ridge Ct
Antioch TN 37013

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 07/06/17 08:55 6 pgs
Fees:33.00 Taxes:721.50
20170706-0067682

MAP PARCEL NUMBER:
176 - 1 - 52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, BARBARA EARL and KAREN MARIE CZABAN, being all of the heirs at law of RONALD J. SCHOENHOFF, and KEENE W. BARTLEY, administrator of the estate of RONALD J. SCHOENHOFF hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to MARTINA W. LABIB and GAMAL WAHBA, wife and husband, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Hickory Woods Section A of record in Plat Book 6900, Page 511, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Ronald J. Schoenhoff by Warranty Deed from W. L. Bainbridge, Inc., recorded on December 26, 1996 in Record Book 10300, Page 435, said Register's Office. Ronald J. Schoenhoff having died intestate on December 23, 2016, leaving Barbara Earl and Karen Marie Czaban as his heirs at law. Keene W. Bartley was appointed as administrator of the estate of Ronald J. Schoenhoff on February 8, 2017 in Docket No. 17P-138, Probate Court for Davidson County.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 204 Hickory Ridge Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

MOTHY D. FERGUSON
ATTORNEY AT LAW
65 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 19 day of JUNE, 2017.

Karen Marie Czaban, by John D. Czaban as Attorney in Fact

BARBARA EARL

KAREN MARIE CZABAN by
JOHN D. CZABAN, Attorney in Fact

Estate of Ronald J. Schoenhoff

by: [signature] administrator

Title: Administrator

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned Notary Public of said county, BARBARA EARL, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this _____ day of _____, 2017.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF Colorado

COUNTY OF Arapahoe

Personally appeared before me, the undersigned notary public, the within named, JOHN D. CZABAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KAREN MARIE CZABAN as Attorney-in-Fact, and who acknowledged that he executed the within instrument as the free act and deed of the said KAREN MARIE CZABAN.

Witness my hand at office, this 19th day of JUNE, 2017.

[signature]

NOTARY PUBLIC

My Commission Expires: 09/25/2018

AARON TOPLISS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154038135
MY COMMISSION EXPIRES SEPTEMBER 25, 2018

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KEENE W. BARTLEY, administrator of the estate of RONALD J. SCHOENHOFF, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me, this the 22 day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

MOTHY D. FERGUSON
ATTORNEY AT LAW
165 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 16th day of June, 2017.

Barbara Earl
BARBARA EARL

KAREN MARIE CZABAN by
JOHN D. CZABAN, Attorney in Fact

Estate of Ronald J. Schoenhoff

by: _____
Title: Administrator

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned Notary Public of said county, BARBARA EARL, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16 day of June, 2017.

See attached
NOTARY PUBLIC

My Commission Expires:_____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned notary public, the within named, JOHN D. CZABAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KAREN MARIE CZABAN as Attorney-in-Fact, and who acknowledged that he executed the within instrument as the free act and deed of the said KAREN MARIE CZABAN.

Witness my hand at office, this ____ day of _____, 2017.

NOTARY PUBLIC

My Commission Expires:_____

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 6/16/17 (Date) before me, Kim R Boehm - Notary Public (Here Insert Name and Title of the Officer)

personally appeared Barbara Earl (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

KIM R. BOEHM
Commission # 2127614
Notary Public - California
Los Angeles County
My Comm. Expires Oct 9, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017