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.

Davidson County DEEDWARR
Recvd: 08/24/17 15:21 6 pgs
Fees:33.00 Taxes:814.00
20170824-0087257

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~Davidson~~ of San Francisco

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

David Irwin
Affiant David Irwin

Subscribed and sworn to before me, this 22nd day of August, 2017 by David Irwin

Notary Public

My commission expires: Feb 4, 2018

CHARLES ENGLERT
COMM. # 2054589
NOTARY PUBLIC • CALIFORNIA
SAN FRANCISCO COUNTY
Comm. Exp. FEB. 4, 2018

Return TO:

Providence Title, LLC
25 Century Boulevard, Suite #402
Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nabil S. Ibrahim **Eman Maher Megally**	Owner at Property	**064160D06100CO**
1916 Brookmeadow Court	Address	
Hermitage, TN 37076		

FOR AND IN 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 ACKNOWLEDGE, WE,

David Irwin, Trustee of the David Irwin Revocable Trust dated July 17, 2015, and any amendments thereto, as to a 50% undivided interest, and John O. Irwin, II, Trustee of the John O Irwin, II, Revocable Trust dated August 18,2015, as to a 50% undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nabil S. Ibrahim and Eman Maher Megally, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 175, on the Plan of Section Two, Truxton Park, of record in Instrument No. 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Irwin, Trustee of the David Irwin Revocable Trust dated July 17, 2015, and any amendments thereto, as to a 50% undivided interest, and John O. Irwin, II, Trustee of the John O Irwin, II, Revocable Trust dated August 18,2015, as to a 50% undivided interest, by Warranty Deed from Elizabeth M. Varner, unmarried, dated February 29, 2016, of record in Instrument No. 20160302-0019828, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Bylaws of record in Instrument No. 20001101-0108604, said Register's Office.

HOA Charter of record in Instrument No. 20001101-0108603, said Register's Office.

All matters as shown on the plat of record in Instrument No. 20010515-0049898, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Instrument No. 20001030-0107559, Instrument No. 20010522-0052910, Instrument No. 20020506-0055597, and Instrument No. 20020718-0086907, said Register's Office.

Common Element and Open Space of record in Instrument No. 20050311-0027267, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1916 Brookmeadow Court, Hermitage, TN 37076.

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 in 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(s) this 22 day of August, 2017.

David Irwin

David Irwin, Trustee of the David Irwin Revocable Trust
Dated July 17, 2015

John O. Irwin, II, Trustee of the John O. Irwin, II Revocable Trust
Dated August 18, 2015

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, David Irwin, the within named Grantor(s), 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, at office, this _____ day of per attached CA Acknowledgment, _____.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, John O. Irwin, II, the within named Grantor(s), 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, at office, this _____ day of _____, _____.

NOTARY PUBLIC

My Commission Expires:_____

California All-Purpose Certificate of Acknowledgment

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 San Francisco

S.S.

On August 22, 2017 before me, Charles Englert, Notary Public
(Name of Notary Public, Title)

personally appeared David Irwin
(Name of Signer(s))

(Name 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 of Notary Public

CHARLES ENGLERT
COMM. # 2054589
NOTARY PUBLIC • CALIFORNIA
SAN FRANCISCO COUNTY
Comm. Exp. FEB. 4, 2018

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed

containing 2 pages, and dated 8-22-17.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  (Titles)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
(Name(s) of Person(s) or Entity(ies) Signer is Representing)

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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Restrictions of record in Instrument No. 20001030-0107559, Instrument No. 20010522-0052910, Instrument No. 20020506-0055597, and Instrument No. 20020718-0086907, said Register's Office.

Common Element and Open Space of record in Instrument No. 20050311-0027267, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1916 Brookmeadow Court, Hermitage, TN 37076.

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 in 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(s) this 22 day of August, 2017.

_____
David Irwin, Trustee of the David Irwin Revocable Trust
Dated July 17, 2015

_____
John O. Irwin, II, Trustee of the John O. Irwin, II Revocable Trust
Dated August 18, 2015

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, David Irwin, the within named Grantor(s), 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, at office, this _____ day of _____, _____.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF California

COUNTY OF San Diego

Personally appeared before me, a Notary Public of said County and State, John O. Irwin, II, the within named Grantor(s), 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, at office, this 22 day of August, 2017.

D. K. HOWARD
COMM. # 2125982
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Comm. Exp. OCT. 3, 2019

_____
NOTARY PUBLIC

My Commission Expires: 10-03-19

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 San Diego }

On 22 Aug 2017 before me, D.K. Howard, Notary Public,
(Here insert name and title of the officer)

personally appeared John O. Irwin II,

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.

Notary Public Signature (Notary Public Seal)

D. K. HOWARD
COMM. # 2125982
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Comm. Exp. OCT. 3, 2019

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Correction Agreement -
(Title or description of attached document)
Limited Power of Attorney
(Title or description of attached document continued)

Number of Pages 1 Document Date_____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☑ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019