Bill Garrett Davidson County
Batch# 120329 DEEDWARR
07/24/2018 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20180724-0072250

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0645

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Raafat Said and Mervat Said	U.S. Bank National Association	#176050A02100CO
(NAME) 6728 Birchbrook Dr.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($240,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
HANY GHOBRIAL AND WIFE, MARIAM ESHAK, A 32.5% UNDIVIDED INTEREST AND MICHAEL ADLY AND WIFE, SARA SHENOUDA FKA SARA SHOUNDA, A 32.5% UNDIVIDED INTEREST AND BESHOY GERGES, AN UNMARRIED MAN, A 10% UNDIVIDED INTEREST, AND MICHEAL BESADA, A MARRIED MAN, A 25% UNDIVIDED INTEREST,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
RAAFAT SAID AND MERVAT SAID,
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. 38, on the Plan of Hickory Woods Estates, Section "C", of record in Book 6900, Pages 885, 886, and 887, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hany Ghobrial and wife, Mariam Eshak, a 32.5% undivided interest, and Michael Adly and wife, Sara Shounda, n//k/a Sara Shenouda, a 32.5% undivided interest, and Beshoy Gerges, an unmarried man, a 10% undivided interest, and Micheal Besada, a married man, a 25% undivided interest, by deed from Christa Marie Garman, an unmarried woman, of record in Instrument 20180313-0023586, Register's Office for said County, dated March 12, 2018.

This conveyance is subject to Restrictions and By-Laws of record in Book 9678, Page 187 and Book 11180, Page 802, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 885, 886, and 887, said Register's Office.

Sara Shounda and Sara Shenouda being one and the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 6728 Birchbrook Dr., 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.

Witness our hands this 23rd day of July, 2018.

Hany Ghobrial
Hany Ghobrial

Mariam Eshak
Mariam Eshak

Michael Adly
Michael Adly

Sara Shenouda
Sara Shenouda

Beshoy Gerges
Beshoy Gerges

Micheal Besada
Micheal Besada

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hany Ghobrial 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 at Nashville, Tennessee, this 23rd day of July, 2018.

My Commission Expires: 5/5/20

Notary Public

NICHOLE A. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mariam Eshak, Michael Adly and Sara Shenouda, Beshoy Gerges, and Micheal Besada, 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 at Nashville, Tennessee, this 23rd day of July, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212