Karen Johnson Davidson County
Batch# 192411 DEEDWARR
02/06/2019 03:42:45 PM 2 pgs
Fees: $13.00 Taxes: $702.63

20190206-0011517

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

SUBSCRIBED ~~AND SWORN TO~~ BEFORE ME THIS 28th day of January 2019.

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mafdy Elnehrawy	Movement Mortgage, LLC	150 00 0 109.00
(NAME)	(NAME)	
7021 Red Apple Rd.	8024 Calvin Hall Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Indian Lake, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Vera Max and Michael M. Rowell, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mafdy S. Elnehrawy**, An unmarried man, 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, beginning in the center of Hamilton Church Road at the Southwest Corner of the property conveyed to James E. Simmons and wife, by deed from Henry Thomas Chilton and wife, of record in Book 1726, Page 495, Register's Office of Davidson County, Tennessee; thence with the center of said road N 84° 50'W, 100 feet to the southeast corner of the Palmer property; thence N 5° 40'E, 248 feet to a stake at the southwest corner of the Annie Carter property; thence with Carter's southerly line, S 85° 40'E, 100 feet, more or less, to a point; thence S 5° 40'W, 250 feet, more or less, to the beginning.

Being the same property conveyed to Vera Max and Michael M. Rowell, wife and husband by Warranty Deed from Bryan A. Rearick, unmarried, and Trina Schoenfelder, unmarried dated October 30, 2014 and recorded November 24, 2014 as Instrument No. 20141124-0107873, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3190 Hamilton Church Rd., Antioch, TN 37013

File Number: MTJ-1900077SSO

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 25 day of January, 2019

Vera Max by Michael M Rowell as her attorney in fact
Vera Max, by Michael M. Rowell her attorney-in-fact

MMRell
Michael M. Rowell

STATE OF WA

County OF Snohomish

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Michael M. Rowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Vera Max, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Trust for the purposes therein contained.

Witness my hand and official seal, this the 25th of January, 2019.

LeAnn M Groby
Notary Public

My Commission Expires: 2.2.21

(SEAL)

Notary Public
State of Washington
LEANN M GROBY
My Commission Expires
February 2, 2021

File Number: MTJ-1900077SSO