Karen Johnson Davidson County
Batch# 223661 DEEDWARR
04/30/2019 09:06:49 AM 2 pgs
Fees: $13.00 Taxes: $1,424.13

20190430-0039654

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-20

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$384,900.00**.

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2019.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Dunn	NEW OWNER	**072-14-11-001.00 CO**
1129B Cahal Avenue		
Nashville, TN 37206		

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 ACKNOWLEDGED, WE,

Unique Homes, LLC and Peter Aguib, married and Marina Guirguis, married

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

David Dunn, Unmarried and Kelli Dunn, Unmarried, as tenants in common

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 Unit A, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Homes at 1129 Cahal Avenue, A Horizontal Property Regime with Private Elements of record in Instrument No. 20150916-0093990, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to ROY L. SADAK, PETER AGUIB AND MARINA GUIRGUIS, by deed from CARNITA ANDREA REED, of record in Instrument No. 20150529-0049843, dated May 18, 2015, said Register's Office. Further being part of the same property conveyed to UNIQUE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, PETER AGUIB AND MARINA GUIRGUIS, by quitclaim deed from ROY L. SADAK, of record in Instrument No. 20150916-0093989, dated September 14, 2015, said Register's Office.

Under penalty of perjury, Grantor(s) hereby swear and affirm that this property is not the usual place of residence of the Grantor(s), the Grantor(s)'s spouse, or the Grantor(s)'s dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (___) property known as **1129B Cahal Avenue, Nashville, TN 37206**.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MP-19-1129B

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 Grantors do covenant with said Grantees that Grantors 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 25th day of April, 2019.

Unique Homes, LLC

By: Magdi Hanna, Member

Peter Aguib

By: Peter Aguib, Member

Marina Guirguis

By: Marina Guirguis, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Magdi Hanna, Peter Aguib and Marina Guirguis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of Unique Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that they as such Members of the within named bargainor executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as its Members.

Witness my hand, at office, this **25th** day of **April, 2019.**

Notary Public

My Commission Expires: 6-3-2020

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Peter Aguib and Marina Guirguis**, the bargainor(s) with whom I am personally acquainted ~~(or proved to me on the basis of satisfactory evidence)~~, and who acknowledged that ~~she/~~he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **April, 2019.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY