Karen Johnson Davidson County
Batch# 267239 DEEDWARR
08/06/2019 08:50:20 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20190806-0077795

Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File No.: 19110535
TG: 7762143

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Magdy Hanna and Mariam Tawfik, husband and wife,** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Property Owner 11, LLC , a Delaware Limited Liability Company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Hickory Highland Place, Section 3, Phase 2, of record in Instrument No. 20060830-0107347, Register's Office for said County, to which reference is made for a more complete description.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of Warranty Deed of record at Instrument Number 20160920-0099148 in the Register's Office of Davidson, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: 20060830-0107347, 20060616-0071810, 20060517-0057888 in the Said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the **31st** day of **July, 2019**.

Magdy Hanna
Magdy Hanna

Mariam Tawfik
Mariam Tawfik

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public in and for said State and County, **Magdy Hanna and Mariam Tawfik**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2019.

Laurie Damewood
Notary Public

My Commission Expires: 3/10/21

(SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

Owner Name and Address:
Property Owner 11, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Send Tax Bills To:
Property Owner 11, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
196 Highlander Dr
Antioch, TN 37013

Tax Parcel ID Number:
163 02 0A 065.00CO

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dana Delony
Affiant

Subscribed and sworn to before me this 3rd day of August, 2019.

Notary Public

My Commission Expires: 1-14-23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

File No. 19110535

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