WARRANTY DEED

Karen Johnson Davidson County
Batch# 281743 DEEDWARR
09/06/2019 09:02:15 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20190906-0090019

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11.8.21

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magdy Sharoubim and Mariam Ishak	New Owner	
(NAME)	(NAME)	14909024400
3157 Kinwood Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Herbert L. Diggs and wife, Georgia Diggs**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Magdy Sharoubim and Mariam Ishak, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 2 on the Plan of First Revision, Section One, Hunters Run of record in Book 9700, Page 341, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Herbert L. Diggs and wife, Georgia Diggs by Quitclaim Deed from Herbert L. Diggs of record in Book 11313, Page 937, Register's Office for Davidson County, Tennessee, dated January 21, 1999 and recorded on January 27, 1999. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Herbert L. Diggs, married by Warranty Deed from Butler Construction, LLC of record in Book 11237, Page 391, Register's Office for Davidson County, Tennessee, dated December 02, 1998 and recorded on December 04, 1998. (Value or consideration shown in aforementioned deed $159,500.00.).

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 9700, Page 124 and Book 9700, Page 341, and Book 10378, Page 110, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 5004 Streamfield Pass Antioch, TN 37013
(House Number) (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 my hand this 3rd day of September, 2019.

Herbert L. Diggs

Georgia Diggs

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Herbert L. Diggs and Georgia Diggs**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of September, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 09/25/2019