Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 287329 DEEDWARR
09/18/2019 08:48:49 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20190918-0094471

SUSAN HARVILLE NOTARY PUBLIC TENNESSEE My Comm Exp. June 26, 2022 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
George Gad , Emad Abdelsayed & Shereen Sanyut (NAME)	New Owner (NAME)	
8244 Taddy LN (ADDRESS)	(ADDRESS)	14707004700
Brentwood TN 37027 (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, **Kenneth S. Pratt and Felicia A. Pratt,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Gad (1/3 undivided interest), Emad Abdelsayed (1/3 undivided interest), and Shereen Sanyut (1/3 undivided interest), 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. 5 on the Plan of T.C. Cook's Re-Subdivision of Part of The B.F. Cook Old Home Place of record in Book 547, Page 163, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the westerly side of Nolensville Road and runs back 292.9 feet on the northerly line and 297.5 feet on the southerly line, with the northerly margin of an unnamed avenue, to a deadline measuring 50 feet thereon.

Being the same property conveyed to Felicia A. Pratt by Personal Representative's Quitclaim Deed from Felicia A. Pratt, Personal Representative of the Estate of Phillip Edward Pratt, deceased of record in Instrument No. 20190524-0049444, Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 24, 2019.

Also being the same property conveyed to Phillip E. Pratt and Kenneth S. Pratt, by Quitclaim Deed, from Ronald L. Pratt (as to his 1/3 undivided interest), dated October 6, 2004, recorded October 7, 2004, of record in Instrument No. 20041007-0121218, Register's Office for Davidson County, Tennessee. The said Phillip E. Pratt having since died on March 11, 2018, conveying his interest in the property to Felicia A. Pratt pursuant to The Last Will and Testament of Phillip Edward Pratt, of record in Instrument No. 20190520-0047573, Register's Office for Davidson County, Tennessee. Probate Estate for Phillip Edward Pratt of record in Case No. 18-P-784, Probate Court for Davidson County, Tennessee.

Sellers warrant that this property has not been used as their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved / unimproved x property, known as 4323 Nolensville Pike Nashville, TN 37211
(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 16th day of September, 2019.

Kenneth S. Pratt

Felicia A. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kenneth S. Pratt and Felicia A. Pratt**, 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 16th day of September, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON