64 " 13.50

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 300143 DEEDWARR
10/14/2019 08:45:35 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20191014-0104787

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 175,000.00

Jill M Healy
Affiant Signature

Subscribed and sworn to before me on this the 11th day of October, 2019.

Notary Public

My Commission expires 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Raafat Rizk
4577 Xavier Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Raafat Rizk
4577 Xavier Drive
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 14808009900

WARRANTY DEED

19NT00834

Effective the 11th day of October, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Alvaro Antonio Caceres Monternegro and Maria Trinidad Nunez, a married couple

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Raafat Rizk and Hosina Awad, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 120, as shown on the map entitled the Plan of Section 2, Oakwood Terrace of Record in Book 4460, Pages 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alvaro Antonio Caceres Monternegro and Maria Trinidad Nunez, a married couple, by Quit Claim Deed from Maria Trinadad Nunez Moreno, dated 06/13/2017 and recorded 06/28/2017 as Document No. 20170628-0064914, Register's Office for Davidson County, TN.

This is an improved property commonly known as 4577 Xavier Dr, Davidson County, TN.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 11th day of October, 2019

Alvaro Antonio Caceres Montenegro

Alvaro Antonio Caceres Monternegro

Maria Trinidad Nunez

Maria Trinidad Nunez

State of **TENNESSEE**
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Alvaro Antonio Caceres Monternegro and Maria Trinidad Nunez with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 11th day of October, 2019.

Notary Public

My commission expires: 7/15/24

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY