WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 19-5877

WARRANTY DEED

Karen Johnson Davidson County
Batch# 338702 DEEDWARR
01/06/2020 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20200106-0001269

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

ATTIA GERGES
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

THIS INSTRUMENT WAS PREPARED BY
Toro Title, LLC, 933 E. Trinity Lane, Nashville, TN 37207

File No.: 19-0117

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Attia Gerges and Nabila Gerges, husband and wife	Attia Gerges and Nabila Gerges, husband and wife	135060A3500CO
(NAME) 2152 Forge Ridge Cir	(NAME) 2152 Forge Ridge Cir	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
EMAD AGAIBI AND MARIAM AGAIBI, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
ATTIA GERGES AND NABILA GERGES, a married couple,
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. 35 on the Plan of Resubdivision of Lot 1, Forge Ridge, Franklin Limestone Road of record in Plat Book 9700, Page(s) 295 and 296, and corrected in Book 10316, Page 880, 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 Emad Agaibi and Miram Agaibi, married by Warranty Deed from Josefina Nunez, married, dated January 6, 2017, recorded January 31 ,2017, in the Register's Office ffor Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2020 and subsequent years.

Subject to all matters as shown on the plan of record in Plat Book 9700, Pages 295 and 296, Instrument of Correction in Book 10316, Page 880, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions restrictions, easements, charges, assessments and liens provided in the Covenants, Contitions and Restrictions of record in Book 10284, Pages 937 and 958, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familiar status of national orgin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate againt handicapped persons.

HOA Articles of Incorporation of record in Book 10477, page 204, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10757, Page 488, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 10316, Page 880, in the Register's office for Davidson County, Tennessee.

Subject to the rights of others in and to the common areas and/or elements.

unimproved ☐
This is ☒ property, known as 2152 Forge Ridge Cir, Nashville, TN 37217
improved

(House No.) (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 our hands this 3rd day of January, 2020.

Emad T Agaibi
Emad Agaibi

Mariam Agaibi
Mariam Agaibi

STATE OF TENNESSEE

COUNTY OF Davidson

On this 3rd day of January, 2020, before me personally appeared Emad Agaibi and Mariam Agaibi known to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.Sworn to and subscribed before me this the 3rd day of January, 2020.

Julie Coone My Commission Expires: 6-24-2023
NOTARY PUBLIC

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM