WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Hanan Y Gerges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY BY COMMISSION EXPIRES

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
Hanan Y Gerges	United wholesale Mtg.	
(NAME)	(NAME)	135100C00900CO
2404 N GRAFTON COURT	585 South Blvd. E	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217	pontiac, MI 48341	
(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, **Wael S Shehata and Mariam Botros, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hanan Y Gerges, a married woman,** 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. 9 on the Plan of Ransom Park, Section 1, of record in Instrument No. 20011023-0115381, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wail S. Shehata and Mariam Botros by virtue of that certain Quit Claim Deed dated June 8, 2017, and being of record at Instrument No. 20170609-0057928, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Wael S.Shehata by virtue of Quit Claim Deed dated April 21, 2017 at Instrument No. 20170424-0039988, in the said Register's Office.

Being the same property previously conveyed to Wael S.Shehata and Mariam Botros by virtue of Quit Claim Deed dated July 22, 2016 at Instrument No. 20160729-0078270, in the said Register's Office.

Being the same property previously conveyed to Wael S. Shehata by virtue of Warranty Deed dated July 25, 2016 at Instrument No. 20160725-0076266, in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20011023-0115381, Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000725-0073496 and 20011010-0110579, Charter recorded at Instrument No. 20081210-0119250 , **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x unimproved property, known as 2404 N Grafton Ct. Nashville, TN 37217
(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

Karen Johnson Davidson County
Batch# 373654 DEEDWARR
03/17/2020 11:02:30 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
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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 March, 2020.

wael s shehata

Wael S Shehata

Mariam Botros

Mariam Botros

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Wael S Shehata and Mariam Botros**, 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 March, 2020.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikka Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021