Karen Johnson Davidson County
Batch# 391742 DEEDWARR
04/27/2020 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $947.20
20200427-0043571

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Gert Es tadros
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(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
Gerges Tadros	paramount Res. Mtg. Group	
(NAME)	(NAME)	164070A08400CO
208 Grovedale Trace	1265 corona point ct. Suite 301	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Corona, CA 92879	
(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, I, **Samir Kamel, a married man** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerges Tadros, a single man** , HEREINAFTER CALLED THE GRANTEE, HIS 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. 260 on the Final Plat of Harvest Grove, Section One, of record in Instrument No. 20060726-0090037,a s amended in Instrument No. 20061116-0142300, Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to Samir Kamel by virtue of that certain Warranty Deed dated May 18, 2018, and being of record at Instrument No. 20180523-0049591, in the Register's Office of Davidson County, Tennessee.

Enshrah Hanna joins in this conveyance to transfer any and all marital interest she may have in said property as the spouse of Samir Kamel.

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. 20060726-0090037 and 20061116-0142300, Declaration of Covenants, Conditions and Restrictions of record n Instrument No. 20060628-0077382, Charter recorded at Instrument No. 20060519-0059378, Easements of record at Instrument No. 20070220-0020794 **, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 208 Grovedale Trce 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 22nd day of April, 2020.

Samir Kamel

Samir Kamel

Enshrah Hanna /by/ Samir Kamel as Attorney-In-Fact

Enshrah Hanna, by Samir Kamel, as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Samir Kamel**, 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 22nd day of April, 2020.

Notary Public
My Commission Expires: 7-5-21

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of April, 2020, before me personally appeared **Samir Kamel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Enshrah Hanna**, and who acknowledged that he executed the same as the free act and deed of **Enshrah Hanna**.

WITNESS my hand and official seal at office this 22nd day of April, 2020.

Notary Public
My Commission Expires: 7-5-21

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Samir Kamel, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Enshrah Hanna**, the principal.

This 22 day of April, 2020.

Samir Kamel

Samir Kamel

Sworn to and subscribed before me by **Samir Kamel** this 22 day of April, 2020.

Notary Public
My Commission Expires 7-5-21

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

Certificate of Authenticity

I, Venikkia 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, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

My Commission Expires: 7-5-21