G#33239-2

BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 404184 DEEDWARR
05/21/2020 11:37:07 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20200521-0052907

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 19th day of May, 2020.

Colleen Walters
Notary Public

My commission expires: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Samy Said	**"New Owner"**	**108 16 0 337 00**
633 Foster Lane		
Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Samer M. Abdelmalak n/k/a Samer Markos Girges and Awatef Gawargious, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samy Said, a married 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. 107-B on the Plan of Percy Priest Woods, Section IV, Zone Lot Division of Lots 105 thru 110, of record in Plat Book 6250, Page 843, amending Plat Book 6250, Pages 356 and 357, and Book 6556, Page 612, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Samer M. Abdelmalak and Awatef Gawargious, husband and wife, by Warranty Deed dated July 22, 2010, from Brandon Rumbley, of record in Instrument No. 20100722-0057602, Register's Office for Davidson County, Tennessee.

THE said Samer M. Abdelmalak having changed his name to Samer Markos Girges.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 6250, Page 843, amending Plat Book 6250, Pages 356 and 357, and Book 6556, Page 612, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 5984, Page 865, in Book 6020, Page 270, and in Plat Book 6250, Page 843, Register's Office for Davidson County, Tennessee;

3) Grant of Easement for Ingress and Egress of record in Book 6071, Page 491, and as set out in the Deed of record in Book 6071, Page 482, said Register's Office;

4) Deeds of Conveyance for Water and Sewer Mains of record in Book 6147, Page 886, and in Book 6147, Page 893, said Register's Office; and,

5) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **920 Hammack Drive, Nashville, TN 37214**.

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 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/our hand(s) this 19th day of **May, 2020.**

Samer M Abdelmalak
Samer M. Abdelmalak

Samer Markos Girges
Samer Markos Girges

AWATEF GAWARGIOUS
Awatef Gawargious

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Samer M. Abdelmalak n/k/a Samer Markos Girges and Awatef Gawargious, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of **May, 2020.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY