Karen Johnson Davidson County
Batch# 477160 DEEDWARR
09/16/2020 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $125.06
20200916-0106127

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2020.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-10381

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Salah Girgis and Nagla Khiry Z. Tawfik (NAME)	New Owner (NAME)	25-11-3
408 Circle Drive (STREET ADDRESS)	(STREET ADDRESS)	
Springfield, TN 37172 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Virginia Carol Hall Hinkle**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Salah Girgis and Nagla Khiry Z. Tawfik, husband and wife**, 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. 68 on the Plan of Ranchwood Estates, Section III, Goodlettsville, Tennessee, and of record in Plat Book 3300, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 75 feet on the southerly side of Rosehill Drive and runs back between lines 469.8 feet on the easterly line and 405.73 feet on the westerly line to a dead line in the rear, thereupon which it measures 143.6 feet thereon.

Being the same property conveyed to Virginia Carol Hall Hinkle by Affidavit of Heirship dated January 24, 2014 from Sadie M. Hall, recorded December 30, 2014, in Instrument Number 20141230-0118664, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3300, Page 59, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 3398, Page 479, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewers as recorded in Book 5847, Page 936 , Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 424 Rosehill Drive, Goodlettsville, TN 37072.

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. Whenever 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 15th day of September, 2020.

Virginia Carol Hall Hinkle
Virginia Carol Hall Hinkle

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Sumter

On this 15th day of September, 2020, before me personally appeared Virginia Carol Hall Hinkle, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2020.

Miguel Pagan
Notary Signature
My commission expires: 10/24/21

MIGUEL PAGAN
NOTARY
My Comm. Expires
Oct. 24, 2021
Comm. # GG 154340
PUBLIC
STATE OF FLORIDA

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY