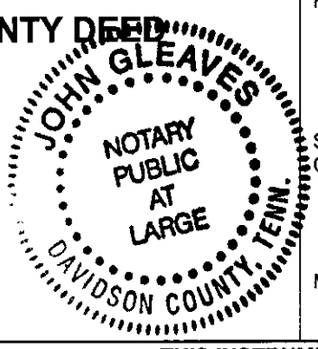
WARRANTY DEED



J-SB-DTNR-20-865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emeil Abdelmaseh and Vivian Mekhaeil	**New Owner**	
(NAME)	(NAME)	**148-08-0-081.00**
1793 Red Jacket Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GAMIL K. KAMEL AND SPOUSE, SAMIA ABDALLA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMEIL ABDELMASEH AND WIFE, VIVIAN MEKHAEIL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 77 on the Plan of Section One, Oakwood Terrace of record in Plat Book 4460, Page (s) 54 and 55, 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 Gamil K. Kamel and Samia Abdalla by Warranty deed from Roger D. Smith, a single man of record in Instrument No. 20190531-0051709 Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on May 31, 2019.

Being the same property conveyed to Dale Hire by Substitute Trustee's deed from Mackie Wolf Zientz & Mann, P.C. of record in Instrument No. 20190607-0054836 Register's Office for Davidson County, Tennessee, dated June 06, 2019 and recorded on June 07, 2019.

Being the same property conveyed to Gamil K. Kamel and Samia Abdalla by Quitclaim deed from Dale Hire of record in Instrument No. 20190717-0070066 Register's Office for Davidson County, Tennessee, dated July 16, 2019 and recorded on July 17, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 54 and 55, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **865 Oakwood Terrace Dr, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 501711 **DEEDWARR**
10/26/2020 02:25:39 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20201026-0123995

Witness my/our hand(s) this the 21st DAY OF OCTOBER, 2020.

Gamil K. Kamel

Samia Abdalla

Samia Abdalla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAMIL K. KAMEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMIA ABDALLA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212