Karen Johnson Davidson County
Batch# 563618 DEEDWARR
01/28/2021 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $789.95
20210128-0012866

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nagy Eilia	New owner	Map: 136030C08700
(NAME) 3720 Colonial Heritage Dr.	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($213,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MAICHEL BASILOUS, UNMARRIED AND HAFEZ GHOBRIAL, MARRIED,

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

GAWHARA EILIA, MARRIED WOMAN

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:

Real estate located in Old Hickory, Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment, being Unit No. 37 of Lot 19 on the plan of the Heritage Village of Priest Lake Park, Section 2, as of record in Book 5200, Page 106, and amended in Book 5459, Page 681, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maichel Basilious, unmarried and Hafez Ghobrial, married by Quitclaim Deed from Maichel Basilious, unmarried, of record in Instrument No. 20201113-0133814, dated November 12, 2020, see also Warranty Deed of record in Instrument No. 20201110-0132827, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 106, said Register's Office.

Charter for Homeowner's Association of record in Book 6418, Page 478, said Register's Office.

Rights, if any, of the property owners abutting the Percy Priest Lake or adjoining streams of waters in and to the waters of the lake and in and to bed thereof. Boating and fishing rights of property owners abutting the lake or the stream of water leading thereto or therefrom. Navigational servitudes and all other rights, titles, and powers of the United States, the state, local government and the public over said lake, its bed, and its shore lands extending to the ordinary high water line thereof. The consequence of any change in the location of the lake which forms a boundary line of the land, including any determination that some portion of the land has been included within Percy Priest Lake.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5097, Page 855, Book 5192, Page 243, Book 5292, Page 747, Book 5292, Page 749, Book 5459, Page 679, Book 5562, Page 833, Instrument No. 20140314-0021490, and Book 5097, Page 862, said Register's Office.

See Power of Attorney of record in Instrument No. ___202101280012865_____, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3720 Colonial Heritage Dr., Nashville, TN 37217
(House No.) (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 our hands this 27th day of January, 2021.

Maichel Basilous by Hafez Ghobrial

Maichel Basilous by Hafez Ghobrial, his Attorney-In-Fact

Hafez Ghobrial

Hafez Ghobrial

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 27th day of January, 2021.

My Commission Expires: 1/3/23

Notary Public

JAMIE C FOLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Hafez Ghobrial, 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 on behalf of Maichel Basilious, as his/her Attorney-in-Fact, as the free act and deed of the within named Maichel Basilious.

Witness my hand and official seal this 27th day of January, 2021.

My Commission Expires: 1/3/23

Notary Public

JAMIE C FOLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

