Karen Johnson Davidson County
Batch# 563713 DEEDWARR
01/29/2021 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210129-0013000

KATIE R. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of January, 2021.

Notary Public

My commission expires: 3/23/22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Evriam Ezzat Mekhail and Reda Ayad	**New Owner**	**173-09-0A-206.00CO**
7821 Heaton Way		
Nashville, TN 37211		

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 HEREBY ACKNOWLEDGED, WE,

Jonathan M. Moore and Melissa A. Smith-Moore, husband and wife

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

Evriam Ezzat Mekhail, unmarried and Reda Avad, unmarried, with rights of survivorship

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. 152 on the Plan of Phase "B", Lenox Village of record in Instrument No. 20031024-0157237, 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 Jonathan M. Moore, husband and wife, and Melissa A. Smith-Moore, by Warranty Deed, from NVR, Inc., a Virginia Corporation t/a Ryan Homes, dated July 21, 2004, of record in Instrument No. 20040723-0088471, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826, amended in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080326-0030439, Instrument No. 20080403-0033974, Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20020315-0032825, amended in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382, Instrument No. 20080326-0030449 , Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.
DCCR for Lenox Village Town Center of record in Instrument No. 20060612-0069716, in the Register's Office for Davidson County, Tennessee.
Sign Easement of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7361, Page 230, Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.
Sewer and Drainage Easement of record in Book 7985, Page 449, Instrument No. 20010918-0100849, Instrument No. 20010918-0100851, Instrument No. 20011106-0121932 and Instrument No. 20011129-0130322, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
Rise and flow of Mill Creek
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7821 Heaton Way, Nashville, TN 37211.

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 28th day of January, 2021.

Jonathan M. Moore

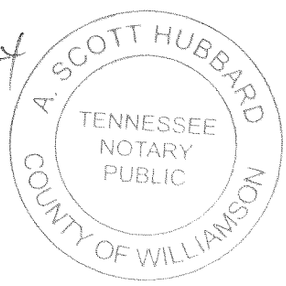
Melissa A. Smith-Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jonathan M. Moore and Melissa A. Smith-Moore, husband and wife,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2021.

Notary Signature
My commission expires: 11-5-2024



File #: 21-5
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)