Karen Johnson Davidson County
Batch# 572484 DEEDWARR
02/11/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20210211-0019454

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Beshoy Gerges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beshoy Fayez Gerges	Beshoy Fayez Gerges	
(NAME)	(NAME)	135100C05000CO
1824 Olive Circle	1824 Olive Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Abanoub Akl, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beshoy Fayez Gerges, a married person** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 45 on the Plan of Final Plat Section Three, Ransom Park of record in Plat at Instrument No. 20030718-0101335, 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 Abanoub Akl, a single man by Warranty deed from Nabil W. Faragalla and Mona A. Khaleel, husband and wife of record in Instrument No. 20190522-0048671 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 22, 2019. (Value of consideration shown in aforementioned deed $250,000.00.)

Being the same property conveyed to Nabil W. Faragalla and Mona A. Khaleel, husband and wife by Warranty deed from Latif Abdelsayed and Afaf Hanna, husband and wife of record in Instrument No. 20181121-0114537 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 21, 2018. (Value of consideration shown in aforementioned deed $220,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record as Instrument Number 20030718-0101335, Restrictions of record as Instrument Number 20000725-0073496, Charter of record in Instrument Number 20081210-0119250, Deed of Easement to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service, of record in Instrument Number 20010206-0011474, Easement to the City of Nashville of record in Book 2649, Page 593, Easement to Telephone & telegraph Co. of Tennessee of record in Book 1237, Page 111, **, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1824 Olive Cir. Nashville, TN 37217
(House Number) (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 my hand this 10th day of February, 2021.

Abanoub Akl

Abanoub Akl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Abanoub Akl**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 2021.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022