Karen Johnson Davidson County
Batch# 579204 DEEDWARR
02/26/2021 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20210226-0024438

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Amgad Maxcimos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF Feb., 2021.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Amgad Maxcimos and Souzan Maxcimos	SEND TAX BILLS TO: new owners at	MAP-PARCEL NUMBERS
(NAME) 3024 Mossdale Drive	(NAME) property address	15009006300
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **Magdy Mussa** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amgad Maxcimos and Souzan Maxcimos, Husband and Wife as Joint Tenants with Rights of Survivorship ,** HEREINAFTER CALLED THE GRANTEE, 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. 47-A on the Plan of Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 45, 46, 47, Section II-A, Cherry Hills of record in Plat Book 5200, Page 730, as revised in Plat Book 6250, Page 133, and as amended in Plat Book 6250, Page 233, 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 Magdy Mussa, a married man by Warranty deed from Nagy Yousef and Tamer Youssef, tenants in common with right of survivorship of record in Instrument No. 20190404-0030894 Register's Office for Davidson County, Tennessee, dated April 03, 2019 and recorded on April 04, 2019.

Grantor warrants that the above property has never been used as his primary residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 5200, Page 730, Plat Book 6250, Page 133 and Plat Book 6250, Page 233, Restrictions of record in Book 6436, Page 644, Deed of Conveyance of record in Book 7154, Page 372 **, 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 3024 Mossdale Dr. Antioch, TN 37013
(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.

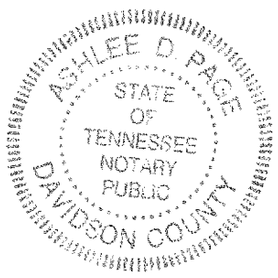
Witness my hand this 22nd day of February, 2021.

Magdy Mussa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 22nd day of February, 2021.



Notary Public
My Commission Expires: 11/08/2022

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