WARRANTY DEED

Karen Johnson Davidson County
Batch# 588490 **DEEDWARR**
03/10/2021 08:44:13 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20210310-0031168

J-SB-HFR-21-3165

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2021.

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)
Sammy Said	**SWBC Mortgage**	
(NAME)	(NAME)	
7060 Red Apple Rd.	**9311 San Pedro Ave., Ste. 100**	**150-00-0-040.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**San Antonio, TX 78216**	
(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, **MAGDI HANNA AND MARY T. MOHAREB,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMMY SAID, A MARRIED MAN,** 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, described as follows: Beginning at an iron pin found at the Northeast corner of 3165 Anderson Road at the Northeast corner of 3161 Anderson Road being being on the South margin of Anderson Road, thence following the margin of Anderson Road travel S 81-03-46 E 136.31' to a point, Thence S 7-36-24 W 437.76' to a point on the Southeast corner of Tract 2 this survey, Thence N 82-58-09 W 133.98' to an iron pin on the East line of Parcel 15000003700 RODC, Thence N 9-15-39 E 101.94' to the Southeast corner of 3161 Anderson Road; Thence N 6-45-31 E 403.58' to the point of beginning, containing 66941.07 SF or 1.53 acres, more or less, according to a survey by Elkins Surveying Co. dated March 8, 2018.

Being part of the same property conveyed to Magdi Hanna, a married man, and Mary T. Mohareb by Warranty Deed from Kirby Sands and wife, Ina Russell Sands, recorded January 22, 2019 in Instrument No. 20190122-0006207, Register's Office for Davidson County, Tennessee.

Being part of the same property devised to Kirby Sands and wife, Ina Russell Sands by the Last Will and Testament of Hattie Mae Bess Fergus, recorded June 21, 2004 in Instrument No. 20040621-0072898, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of either Grantor.

This conveyance is subject to:
- All matters according to survey by Elkins Surveying Co. dated March 8, 2018.
- Permanent Easement and Temporary Construction Easement and Right of Entry for Temporary Construction Purposes of record in Book 8463, Page 355, Register's Office for Davidson County, Tennessee.
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3165 Anderson Road, 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.

Witness my/our hand(s) this the 2nd DAY OF MARCH, 2021.

Magdi Hanna

Mary T. Mohareb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAGDI HANNA, 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 2nd of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY T. MOHAREB, 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 2nd of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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