Karen Johnson Davidson County
Batch# 596401 DEEDWARR
03/22/2021 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,141.45
20210322-0037218

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,500.00.

Emad Sabour
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA MICKELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

File No.: 21-0111

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emad Sabour and Esteer Ghaly	Capstar Bank	Map: 150060A03800CO
(NAME) 4104 Alicia Ln.	(NAME) 2002 Richard Jones Rd. Ste 300A	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($308,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AYMAN I. ESKANDER AND WIFE, NAGWA IBRAHIM A/K/A NAGWA INBRAHIM,

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

EMAD SABOUR AND ESTEER GHALY, HUSBAND AND WIFE ,

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. 38 on the Plan of First Revision, The Parks at Priest Lake, Phase One of record in Instrument No. 20100108-0002095, revised in Instrument No. 20100311-0018660, 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 Ayman I. Eskander and Nagwa Inbrahim, by deed from Kwaku Adu-Boahene, married, of record in Instrument No. 20180524-0049733, dated May 18, 2018, Register's Office for said County. Nagwa Inbrahim and Nagwa Ibrahim being one and the same person.

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 Instrument No. 20100108-0002095, said Register's Office.

Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20100305-0017338, in the Register's Office for Davidson County, Tennessee.

All matters of record in Instrument No. 20090910-0084797 and Instrument No. 20100311-0018660, in the Register's Office for Davidson County, Tennessee.

Drainage Easement of record in Book 8493, Page 687, Book 8493, Page 701 and Book 8493, Page 704, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20070423-0047709, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 5300, Page 903, Book 6186, Page 235, Book 7170, Page 775 and Book 7170, Page 778, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 5300, Page 903, Book 6186, Page 235, Book 7170, Page 775 and Book 7170, Page 778, in the Register's Office for Davidson County, Tennessee.

Easement to Gulf Interstate Gas Co. of record in Book 2242, Page 251, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record inInstrument No. 20090929-0090300, amended in Instrument No. 20091216-0114551, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4104 Alicia Ln., Antioch, TN 37013
(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 19th day of March, 2021.

Ayman I Eskandy
Ayman I. Eskander

Nagwa Ibrahim
Nagwa Ibrahim

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 Ayman I. Eskander and Nagwa Ibrahim, 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, 19th day of March, 2021.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/6/24
Notary' Seal (if on paper)