Karen Johnson Davidson County
Batch# 597770 DEEDWARR
03/23/2021 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20210323-0037913

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/17/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LAURA DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3367

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Affinity Developments, LLC	NEW OWNER	150-00-0-119.00
1459 Marcosito Dr		
Brentwood, TN 37027		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

George Fahmy and Hany Fahmy

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Affinity Developments, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 2nd formerly 3rd, Civil District of Davidson County, Tennessee, being part of Lot 5 in the subdivision of the land of Thomas J. Miller, deceased, as partitioned among his heirs-at-law; of record in Book 115, page 324, Register's Office for said County, being Lot No., 3 on the Plan of the Pope Farm, not of record, described according to a survey made by George W. Watkins, Surveyor, February 28, 1951, as follows:

Beginning in the center of Hamilton Church Road 640 feet West of the Northwest corner of the property Conveyed to W.C. Mason and wife, by deed from Hallie H. Coffey, of record in Book 1975, Page 418, said Register's Office, being the corner of Lots Nos., 3 and 4; thence with the line between said two lots Southwardly 820 feet to the Northerly line of Lot No., 2; thence with the same North 85 degrees West 320 feet to a stake; thence North 5 degrees 30 minutes East 820 feet to the center of Hamilton Church Road; thence with the center of same Eastwardly 320 feet to the beginning, containing 6 acres, more or less.

Being the same property conveyed to George Fahmy and Hany Fahmy by Warranty deed from James T. McLean, Sr., an unmarried man of record in Instrument No. 20171113-0115877 Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on November 13, 2017.

The above described property was not the primary residence of the Grantor(s) nor the Grantor(s) spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3161 Hamilton Church Road Antioch, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on March 17, 2021.

George Fahmy

Hany Fahmy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, George Fahmy and Hany Fahmy, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 17, 2021.

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires: _____

File #: 2021-3367

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

