Karen Johnson Davidson County
Batch# 620709 DEEDWARR
04/22/2021 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210422-0054148

WARRANTY DEED

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of April 2021

Notary Public

MY COMMISSION EXPIRES: 5.20.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Natalie Madigan Paul Madigan	NEW OWNER	Part of 161-08-0-041.00
(NAME)	(NAME)	
392 Brewer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mina Naguib, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Natalie P. Madigan and Paul J. Madigan, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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. 1 as shown on the final Plat Resubdivision of Lot 20 Map of Southwood of record Instrument No 20210330-0041683 to which plat reference is hereby made for a more complete description of said lot.

Being part the same property conveyed to Mina Naguib, unmarried man from Amanda Spence and husband, David A. Spence by Warranty Deed on November 19, 2020, of record in Instrument Number 20201120-0136615, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Plat Book 2663, Pages 125 and 126, and Instrument No. 20210330-0041683, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 392 Brewer Drive, Nashville, TN 37211
(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/our hands this .

Mina Naguib by Carl Dunphy as Attny-in-Fact
Mina Naguib

State of Tennessee
County of Davidson

On this the 21st day of April, 202, before me personally appeared Carl Dunphy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mina Naguib, and who acknowledged that he executed same as the free act and deed of the said Mina Naguib, by virtue of that Specific Power of Attorney, duly executed by the said Mina Naguib duly recorded in the Register's Offices for Rutherford, County, Tennessee.

Witness my hand and official seat at Nashville, TN, this 21 day of April, 2021

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23

File No.: 202103052

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

