WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-11710-MC

Karen Johnson Davidson County
Batch# 627438 DEEDWARR
05/03/2021 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210503-0058966

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.248-21

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson JM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Maged Gergis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2021

Notary Public
My Commission Expires: 11-6-2024

Address of New Owner	Send Tax Bills To:	
Maged Gergis 1881 Olive Circle Nashville, TN 37217	U.S. Bank 9380 Excelsior Blvd Hopkins mn 55343	Map/parcel: 135-10-0C-014.00 CO

WARRANTY DEED

FOR AND IN 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/WE

Eid Ibrahim, a married man and Abanob Ibrahim, a single man

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

Maged Gergis, an unmarried person

HEREINAFTER CALLED THE GRANTEE(S), his 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. 4 on the Final Plat of RANSOM PARK, Section One, as appearing of record in Instrument No. 20011023-0115381, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Eid Ibrahim and Abanob Ibrahim, by Quitclaim Deed from Eid Ibrahim, dated 7/17/2019 and filed for record in Instrument No. 20190812-0079799, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eid Ibrahim, by Warranty Deed from Shokri Narouz and wife, Mariam Gayed, dated 7/11/2016 and filed for record in Instrument No. 20160722-0075623, in the Register's Office for Davidson County, Tennessee.

Martha Mikhail hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Instrument Number 20000725-0073496; Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20011010-0110579, HOA Charter of record in Instrument Number 20081210-0119250; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20001213-0122751, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 1881 Olive Circle, Nashville, TN 37217

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of April, 2021

Eid Ibrahim
Eid Ibrahim

Martha Mikhail
Martha Mikhail

Abanob Ibrahim
Abanob Ibrahim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Eid Ibrahim, Abanob Ibrahim, and Martha Mikhail** , 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2021

Notary Public

My Commission Expires: 2/24/22

EDWARD P HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

