Karen Johnson Davidson County
Batch# 629552 DEEDWARR
05/05/2021 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20210505-0060329

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $408,000

Affiant Signature

Subscribed and sworn to before me on this the 29 Day of April 2021

Notary Public

My Commission expires _____/_____/_____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Magdy Hzkial & Magdy Fawzy
3729 Lipton Place
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 150140B00800CO

WARRANTY DEED
21NT01018

Effective the 29 Day of April, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Salah Abdala and Nesren Barsom

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Magdy Hzkial & Magdy Fawzy, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8, on the plan of Final Plat, Hamilton Church Subdivision, Phase I (also known as Hamilton View), as shown on plat of record in Instrument No. 20050831-0104380, as corrected in Instrument No. 20070216-0019954, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Salah Abdala and Nesren Barsom, by Warranty Deed from Ridgeview Properties, LLC and Charles Galiwango, individually, dated 04/02/2015 and recorded 04/14/2015 as Instrument No. 20150414-0032874, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 3729 Lipton Pl, 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, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 29 day of April, 2021

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Salah Abdala

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Salah Abdala,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of April, 2021

Notary Public

My Commission expires: 03/03/2025.

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Nesren Barsom

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nesren Barsom,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of April, 2021

Notary Public

My Commission expires: 03/03/2025

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024