Karen Johnson Davidson County
Batch# 635141 DEEDWARR
05/13/2021 10:47:20 AM 2 pgs
Fees: $13.00 Taxes: $617.90
20210513-0064653

WARRANTY DEED

2021-205

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of April, 2021.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Girgis Saber and Magdi Samaan 2632 Ravine Drive Nashville, TN 37217	NEW OWNER	149-04-194

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 consideration, the receipt of which is hereby acknowledged, I/we, **Yvette Tisdale**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Girgis Saber and Magdi Samaan**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The following described tracts or parcel of land situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 350 on the plan of Edge-O-Lake Estates, Section 9, of record in Book 3700, page 131, Register's Office for said County.

Said Lot No. 350 fronts 80.0 feet on the northeasterly margin of Ravine Drive and extends back between parallel lines 134.35 feet to a dead line.

Being the same property conveyed to Yvette Tisdale by Scrivener's Affidavit to Correct Quit Claim Deed from Willard Brooks, dated October 31, 2018 and recorded October 31, 2018 in Instrument No. 20181031-0107736, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2632 Ravine Drive, 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 19th day of April, 2021.

Yvette M. Tisdale

Yvette Tisdale

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Yvette Tisdale, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of April, 2021.

Notary Public
My Commission Expires: 6-24-2023

