NEW OWNER:
Eed Girgis and Safaa Taky Isaac
304 Clearlake Drive West
Nashville, TN 37217

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-167

MAP & PARCEL
136-06-0-135

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 635245 DEEDWARR
05/13/2021 12:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,180.30
20210513-0064769

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED NINETEEN THOUSAND AND 00/100 DOLLARS ($319,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Molly Davis, an unmarried woman** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Eed Girgis, an unmarried man and Safaa Taky Isaac, an unmarried man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 449 on the Plan of Priest Lake Park, Section 7A of record in Plat Book 5200, Page 107, 108 and 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Craig Davis and wife, Molly Davis by Warranty deed from Robert D. Turner and wife, Catherine M. Turner of record in Instrument No. 20141222-0116624 Register's Office for Davidson County, Tennessee, dated November 24, 2014 and recorded on December 22, 2014. (Value of consideration shown in aforementioned deed $187,000.00.)

Steven Craig Davis passed away on September 25, 2020, and had remained married to Molly Davis, without intervening legal separation or divorce from the time of acquisition of this property until his passing, thereby vesting all ownership interest in Molly Davis, the surviving tenant by the entirety

Being also known as 304 Clearlake Drive West Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 12 day of **May**, 2021.

Molly Davis

Molly Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Molly Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of **May**, 2021.

Hunter B. Thrasher

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **319,000.00**.

Ed Girgis

AFFIANT

Sworn to **and subscribed to** before me this 12 day of **May,** 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731