Karen Johnson Davidson County
Batch# 635895 DEEDWARR
05/13/2021 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20210513-0064961

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $269,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of May, 2021.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Evan Davies and Kazmira Eldaly	NEW OWNERS	34-16-7.00
(NAME)	(NAME)	
701 Swinging Bridge Road	701 SWINGING BRIDGE ROAD	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	OLD HICKORY, TN 37138	

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Christopher Gee and Stacy Gee, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto KAZMIRA MAGDY ELDALY, DAVIES AND hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit: * EVAN DAVIES, WIFE AND HUSBAND

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Swinging Bridge Heights, as of record in Book 2854, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher Gee and Stacy Gee, husband and wife, by Warranty Deed from Faye June Vaughn, Devisee of the Estate of Harold Carolton Vaughn, dated December 15, 2020 and recorded December 23, 2020 in Instrument No. 20201223-0153135, Register's Offie for Davidson County, Tennessee. See Scrivener's Affidavit of record in Instrument No. 20210223-0021732, said Register's Office.

This property is __unimproved _X_improved property known as: 701 Swinging Bridge Road, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of May, 2021.

Christopher Gee

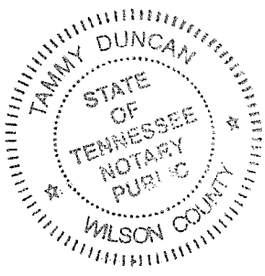
Stacy Gee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Gee and Stacy Gee, the herein bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2021.

Notary Public
My Commission Expires: 4/22/23



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024