Karen Johnson Davidson County
Batch# 650250 DEEDWARR
06/07/2021 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20210607-0075638

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021050129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Magdy Ayad and Magda Youssef	~~Magdy Ayad and Magda Youssef~~	
(NAME) 5101 Brookstone Ct	(NAME) US BANK 4801 Frederica St	Map-Par. 176-05-0B-170.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **THREE HUNDRED THIRTY-EIGHT THOUSAND AND NO/100 Dollars ($338,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SABRY RIZKALLA AND WIFE, MARY RIZKALLA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAGDY AYAD AND MAGDA YOUSSEF, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Plan of Hickory Woods Estates, Section "C", Phase II, of record in Plat Book 9700, page 952, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to SABRY RIZKALLA, by deed from ALPHONSO JACKSON, SECRETARY FOR SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON D. C., of record as Instrument No. 20061214-0154449, dated December 6, 2006, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5101 Brookstone Ct, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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 Saby Rizkalla and wife, Mary Rizkalla this 28 day of May, 2021.

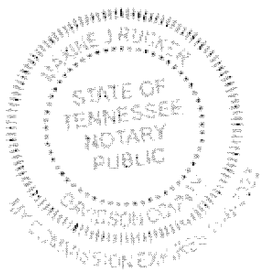
Sabry Rizkalla

Mary Rizkalla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of May 2021, before me personally appeared **Sabry Rizkalla and Mary Rizkalla** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 28 day of May 2021



Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

