Karen Johnson Davidson County
Batch# 650290 DEEDWARR
06/07/2021 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210607-0075705

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Botros Hanaallah 3149 Skinner Drive Antioch, TN 37013	First Community Mtg. 262 Robert Rose DR. Ste 200 Murfreesboro TN 37129	174110-A-398.00CO

THIS INDENTURE, made this 1st day of June, 2021 between

Refaat Gendi, unmarried and Amy Ataalla fka Bentelkhiar Ataalla, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Botros Hanaallah, an unmarried man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 341, in the Plan of Can Ridge Farms, Phase . Six, Section Two, of record in Instrument No. 20060216-0018813, re-recorded in Instrument No. · 20060531-0063598, Register's Office for said. County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Refaat Gendi and Bentelkhair Ataalla, married by Cash Deed for Tennessee dated 4/26/2011 from The Secretary of Housing of Urban Development, of Washington, D.C. of record in Instrument No. 20110427-0032072, Register's Office for Davidson County, Tennessee.

***Amy Ataalla and Bentelkhiar Zaki Ataalla and Bentelkhair Ataalla are one in the same**

This is (X) improved ( ) unimproved property known as: 3149 Skinner Drive, Antioch, TN 37013.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Refaat Gendi

Amy Ataalla fka Bentelkhiar Ataalla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Refaat Gendi and Amy Ataalla fka Bentelkhiar Ataalla, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 1st day of June, 2021.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $340,000.00.

Affiant

Sworn to and subscribed before me, this 1st day of June, 2021.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM