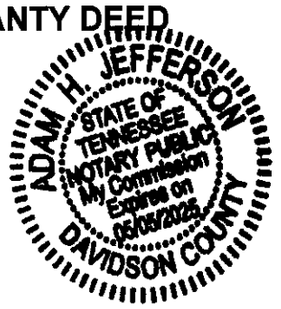
WARRANTY DEED



W-SB-VRES-21-357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Amgad Bekhit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
(A Batch# 656031 DEEDWARR
06/14/2021 02:01:24 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20210614-0079915

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amgad Bekhit and Irini Samuel	**US Bank, N.A.**	
(NAME)	(NAME)	
357 Flora Maxwell Rd	**4801 Frederica St**	**147-07-0-117.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Owensboro, KY 42301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JONATHAN KYLE MCGEHEE AND REBEKAH MCGEHEE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMGAD BEKHIT AND IRINI SAMUEL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, being the westerly one-half of Lot No. 3 in the subdivision of 4.52 acres owned by Chester Maxwell, described according to a survey made by Z.J. Wilkinson, Surveyor, dated March 12, 1948, as follows: Beginning in the northerly margin of an 18 foot road at the Southeast corner of property conveyed to Alfred Whitlow by Deed from Chester Maxwell and wife, of record in Book 1681, Page 506, (erroneously referened as Book 1681, Page 505 in prior deeds) Registers Office for said County, said point of beginning being the corner of Lot Nos. 2 and 3; thence, with the line between said lots northwardly 115.3 feet; thence, eastwardly 50 feet to a point; thence, with the line between said lots southwardly 115.3 feet to the northerly margin of an 18 foot road; thence, with the northerly margin of said road, westwardly 50 feet to the beginning.

Being the same property conveyed to Jonathan Kyle McGehee and Rebekah McGehee, husband and wife by Warranty Deed from Centennial Construction, LLC, a limited liability company of record in Instrument No. 20171212-0126528 Register's Office for Davidson County, Tennessee, dated December 08, 2017 and recorded on December 12, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **357 Flora Maxwell Rd, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF JUNE, 2021.

Jonathan Kyle McGehee

Rebekah McGehee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN KYLE MCGEHEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212