This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

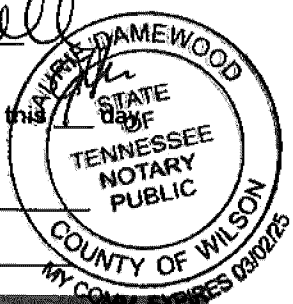
Karen Johnson Davidson County
Batch# 657054 DEEDWARR
06/15/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20210615-0080710

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this 1 day of JUNE, 2021.

Notary Public
My commission expires:



Address of New Owner:	Send Tax Bills to:	Tax Information
WAGDY NAKHLA 109 ELIZABETHS COURT ANTIOCH, TN 37013	New Owner	149020C00900CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRYAN S. RINGSTRAND, MARRIED, AND RODNEY W. UNGER AND WIFE, MAUREEN A. DECHAUD,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **WAGDY NAKHLA, a married man, and MENA ABDELMALAK, a married man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING BUILDING SITE NO. 9, ON THE PLAN OF STERLING WOOD, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6250, PAGE 648, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRYAN S. RINGSTRAND, UNMARRIED, AND RODNEY W. UNGER AND WIFE, MAUREEN A. DECHAUD BY WARRANTY DEED FROM TIMOTHY G. WALKER AND WIFE, DIANE WALKER DATED MARCH 24, 2006, RECORDED MARCH 28, 2006, OF RECORD IN INSTRUMENT NO. 20060328-0035156, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is not the principal or marital residence of any of the grantors herein.

This property is improved property known as 109 Elizabeths Court, Antioch, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of June, 2021.

BRYAN S. RINGSTRAND

RODNEY W. UNGER

MAUREEN A. DECHAUD

Acknowledgement

STATE OF ILLINOIS
COUNTY OF LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN S. RINGSTRAND, RODNEY W. UNGER, and MAUREEN A. DECHAUD, the herein bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and seal this 4TH day of JUNE, 2021.

Notary Public
Commission expiration date: 10/11/2021

"OFFICIAL SEAL"
DAVID J. PATTERSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/11/2021

(SEAL)

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

