Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,400.00

Affiant

Subscribed and sworn to before me, this 14 day of June 2021.

Notary Public
My commission expires: 6-17-2024

Karen Johnson Davidson County
Batch# 658703 DEEDWARR
06/17/2021 10:11:30 AM 2 pgs
Fees: $13.00 Taxes: $630.48

20210617-0081852

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Mina Naguib 5629 Deer Valley Trail Antioch, TN 37013	New Owner	162-07-0-030.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronnie E. Oeser and wife, Brenda H. Oeser,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mina Naguib,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Antioch Park Section 1, as of record in Book 3600, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 75.00 feet on the northerly side of Tusculum Road and extends back 114.8 feet on the westerly line and 140.0 feet on the easterly line, to an irregular line in the rear on which it measures 79.2 feet.

Being the same property conveyed to Ronnie E. Oeser and wife, Brenda H. Oeser by Warranty Deed from Robert E. Stem, Sr. and wife, Mignon M. Stem dated February 21, 1973 of record in Book 4683, page 511, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 86 Tusculum Rd, Antioch, TN 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 14th day of June, 2021.

Ronnie E. Oeser

Ronnie E. Oeser

Brenda H. Oeser

Brenda H. Oeser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronnie E. Oeser and Brenda H. Oeser,** the bargainor(s), 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 official seal at Brentwood, Tennessee, this the 14th day of June, 2021.

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-17-2024

FILE NO: 2021047055