AFTER RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12212-MC

Karen Johnson Davidson County
Batch# 659513 DEEDWARR
06/18/2021 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,215.45
20210618-0082370

WARRANTY DEED

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,500.00

Amira Kyrillos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Amira Kyrillos	SEND TAX BILLS TO: Bank of Tennessee	MAP-PARCEL NUMBERS
(NAME) 4717 Rockland Trl.	(NAME) PO Box 4980	176050C00500CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Johnson City, TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **G&E&S Investment Properties, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amira Kyrillos, a married woman** HEREINAFTER CALLED THE GRANTEE, HIS/HER 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. 5 on the Plan of Final Plat, Waterbrooke of record in Plat at Instrument No. 20050914-0110516, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to G and E and S Investment Property, LLC, a Tennessee Limited Liability Company by Warranty deed from Gizachew T. Debele and Mesert K. Adis, husband and wife of record in Instrument No. 20180911-0089963 Register's Office for Davidson County, Tennessee, dated September 10, 2018 and recorded on September 11, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Instrument No. 20050914-0110516, Covenants, Conditions and Restrictions of record in Instrument No. 20050929-0117387, Charter for HOA of record in Instrument No. 20050930-0117672, Quitclaim Deed for Open Space of record in Instrument No. 20061017-0128575, Stormwater Detention Agreement of record in Instrument No. 20040817-0099381, Notice of Acceptance of Public Infrastructure of record in Instrument No. 20140110-0002672, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 4717 Rockland Trl Antioch, TN 37013 (unimproved)
(House Number) (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 my hand this 16th day of June, 2021.

G & E & S INVESTMENT PROPERTIES, LLC

Samy Gerges, Partner

Gerges Armanious, Partner

Endraws Mekaeil, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Samy Gerges, Gerges Armanious, and Endraws Mekaeil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to consist of all of the Partners of G & E & S Investment Properties, LLC., the within named bargainor, a Limited Liability Company, and that such partners, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Partners.

WITNESS my hand and official seal at office this 16th day of June, 2021.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

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.

C. M. C.

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.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

