Karen Johnson Davidson County
Batch# 667243 DEEDWARR
06/29/2021 11:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20210629-0087963

Name and Address of New Owner:
Sherif Thabet Ramzi Roufail
393 The Lady of the Lake Lane
Franklin, TN 37067
Send Tax Bills To:
Sherif Thabet Ramzi Roufail
Same as above

This Instrument Prepared By:

Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 104-09-0-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mohammed Amer**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sherif Thabet Ramzi Roufail,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
Tract 1:

LAND in the 4th Civil District of Davidson County, Tennessee as described in a survey by Raymond Binkley, Mt. Juliet, Tennessee 37122 as follows:

BEGINNING at a point located in the East margin of Dodson Chapel Road, 25 feet East of the centerline of said Dodson Chapel Road and being the Northwest corner of the Wilson Hagler land, of record in Book 1761, Page 20, Register's Office for Davidson County, Tennessee; thence, N 6° 49' E 37.50 feet to a point; thence, on a curve with an angle of 99° 25', a radius of 20.00', tangent 2359' Northeast 34 .70' to a point; thence, along the southern margin of Central Pike on a curving line with an angle 5° 41', a radius of 716.20', tangent 3554' East 71.03' to a point; thence, 37° 11' West 4950' to a point being the Northeast corner of the aforesaid Wilson Hagler land; thence, N 83° 08' West 9350' to the point of BEGINNING.

This address is known as: 3800 Central Pike, Hermitage, TN 37076.

Property 2:
Tract 2:

LAND and all improvements located in the 4th Civil District of Davidson County, Tennessee, being described as follows:

BEGINNING at a point in the center of Dodson Chapel Road, 77 feet South of a point in the center of Dodson Chapel Road and Central Pike; thence, East 115 feet parallel with Central Pike to a point; thence,

southerly and parallel with Dodson Chapel Road 103 feet, more or less, to a point in the corner of Wright's land; thence, westwardly 115 feet to an iron pin, the center of Dodson Chapel Road; thence, northerly along the center of said Road, 103 feet, more or less, to the POINT OF BEGINNING.

This property is known as: 3961 Dodson Chapel Rd, Hermitage, TN 37076.

Being the same property conveyed to Mohammed Amer by Deed dated December 19, 2018 from Zaidoun Nofal, recorded December 20, 2018, in Instrument Number 20181220-0123877, in the Official Records of Davidson County, Tennessee.

This is _____ improved _____ unimproved property also known as 3800 Central Pike Nashville, TN 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2021.

_____(SEAL)
Mohammed Amer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of June, 2021, before me personally appeared Mohammed Amer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2021.

_____
Notary Signature
My commission expires: 6-24-2025

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of June, 2021.

Notary Public
My commission expires: 12-24-24
File No. 2021-247

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Desiree Sailema, 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 Williamson

Personally appeared before me, Tish Baldwin, a notary public for this county and state, Desiree Sailema, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/23/2023

