THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635498

Karen Johnson Davidson County
Batch# 672801 **DEEDWARR**
07/08/2021 10:31:41 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210708-0091986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2021.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kirollos Khalil and Marian Morcos Abdou Gergis 1436 Ohara Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 174 11 0A 477.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emily J. Hansen and Nathaniel M. Hansen, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kirollos Khalil and Marian Gergis, as joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28, on the plan of Cane Ridge Farms Phase III, Section 1, of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emily J. Hansen and Nathaniel M. Hansen, wife and husband, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20171120-0118716, in the Register's Office of Davidson County, Tennessee, dated July 6, 2017 and recorded on July 13, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cane Ridge Farms Phase III, Section 1, as recorded in Instrument No. 20070703-0079200 Instrument No. 20070525-0062643 and Instrument No. 20171120-0118717.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000905-0087103 amended in Instrument Nos. 20001204-0119093, 20010815-0088370, 20040319-0031603,20041102-0131848 and 20100526-0040558, Assignment of Declarant Rights recorded in Instrument No. 20120524-0045182.

Easement for Grant of Transmission Line, recorded in Book 4420, Page 36 and Book 4428, Page 565.

Easement for Water Mains, Access Road, Power Lines and Appurtenances, recorded in Book 5078, Page 476.

Easement for United Telephone Company, recorded in Instrument No. 20020123-0009340.

Easement for Right-of-way, recorded in Instrument No. 20060607-0067535.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050825-0101604.

Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20070130-0012097.

Notice of Acceptance of Public Infrastructure recorded at Instrument No. 20140911-0083207.

This is improved property located at 1436 Ohara Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2021.

Emily J. Hansen

Nathaniel M. Hansen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily J. Hansen and Nathaniel M. Hansen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021