This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-12921-SL

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12914-MC

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 673603 DEEDWARR
07/08/2021 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $717.80
20210708-0092493

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $194,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2021.

Notary Public
My Commission Expires: 3 6 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wagih Soliman and Tallat Hanna 2713 Windcrest Trail Antioch TN 37013	New Owner	150-10-0-086.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Randy R. Schroeder and Kimberly Schroder, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wagih Soliman, a married man and Talaat Hanna, a married man, as tenants in common**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 262, on the Plan of Section Three, Towne Village of the Country, of record in Plat Book 5200, Pages 268 and 269, 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 Randy R. Schroeder and wife, Kimberly Schroeder, by Warranty Deed from Daniel A. Besong, of record in Instrument No. 20060118-0006584, in the Register's Office of Davidson County, Tennessee, dated January 09, 2006 and recorded on January 18, 2006.

This is ☒ improved or ☐ unimproved property located at: **3029 Towne Valley Road, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number 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 7th day of July, 2021.

GRANTOR:

Randy R. Schroeder

Kimberly Schroder

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randy R. Schroeder and Kimberly Schroder, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of July, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 7, 2021.

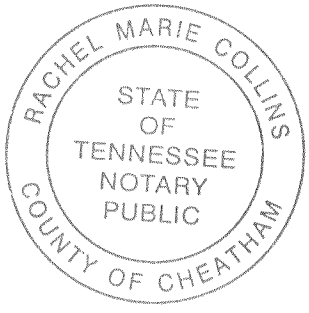
Affiant Signature

July 7, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of July, 2021.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024



Notary's Seal