Karen Johnson Davidson County
Batch# 676922 DEEDWARR
07/14/2021 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,301.29
20210714-0094915

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: ~~APRIL 16, 2022~~ 4-17-23
(AFFIX SEAL)

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PREPARED BY ~~& RETURN TO~~:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH21-02264

Address of New Owner:	Send Tax Bills to:	Tax Information:
Agaibi Fawzy and Nermeen Fahmy 217 Maxwell Place Antioch, TN 37013	Vanderbilt Mortgage and Finance, Inc. dba Silverton Mortgage PO Box 979165 Miami, FL 33197	176 01 0B 004.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jose J. Enriquez and Elva Enriquez, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Agaibi Fawzy and Nermeen Fahmy, husband and wife** hereinafter called the Grantees, their successors 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. 104, Final Plat of Maxwell Place P.U.D., of record in Instrument No: 20050418-0042714 and Surveyor's Certificate of Correction in Instrument No. 20050614-0067855, Register's Office for said County, to which plan reference is here by made for a more complete and accurate description.
>
> Being the same property conveyed to Jose J. Enriquez and Elva Enriquez, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20060601-0064166, in the Register's Office of Davidson County, Tennessee, dated May 30, 2006 and recorded on June 01, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 217 Maxwell Place, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of July, 2021

Jose J Enriquez
Jose Enriquez

Elva Enriquez
Elva Enriquez

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I, Shelly Walling, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that Jose Enriquez and Elva Enriquez personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my ~~hand and~~ official seal, this the 12th of July, 2021.

Robin Zaleski
Notary Public

My Commission Expires: ~~April 16, 2022~~ 09/21/2024

(SEAL)

ROBIN ZALESKI
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, **TERESA TAYLOR** do hereby make oath that I am a licensed attorney and/or 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 1,2021**.

Affiant Signature

JULY 1, 2021
Date

State of **TENNESSEE**

County of **RUTHERFORD**

Sworn to and subscribed before me this **1ST** day of **JULY** 20**21.**

Notary's Signature

My Commission Expires: 1-19-25
Date

Notary's Seal (if on paper)

