Karen Johnson Davidson County
Batch# 678707 DEEDWARR
07/19/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210719-0096205

# WARRANTY DEED

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF July, 20 21

Notary Public

MY COMMISSION EXPIRES: 5-15-2023
(AFFIX SEAL)

KRYSTN T. BURRELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: Abanoub K Asaad | SEND TAX BILLS TO: SWBC | MAP-PARCEL NUMBER |
|---|---|---|
| (NAME) 4804 Sandyrock LN (ADDRESS) Antioch, TN 37013 (CITY) (STATE) (ZIP) | (NAME) 9311 San Pedro #100 (ADDRESS) San Antonio TX 78216 (CITY) (STATE) (ZIP) | 164080D11900CO |

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, I, **Nagwa M. Ibrahim, a single person** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abanoub K Asaad, married man,** 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. 119 on the Plan of Final Plat of Hallmark RS10 Cluster Subdivision, Section 4 of record in Plat at Instrument No. 20171030-0110849, 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 Essam Abdalla and Nagwa M. Ibrahim, husband and wife by Warranty deed from Dennis Butler Builders, LLC of record in Instrument No. 20181030-0107474 Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on October 30, 2018.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at** Plan of record as Instrument Number 20171030-0110849, Covenants, Conditions, Restrictions, and Bylaws of record in Instrument Number 20051116-0138367, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 4804 Sandyrock Ln Antioch, TN 37013
(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 6th day of July, 2021.

Nagwa M Ibrahim by Holly Mason

**Nagwa M. Ibrahim, by Holly Mason, Attorney-In-Fact** Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Holly Mason** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, to be the person who executed the foregoing instrument in behalf of **Nagwa M. Ibrahim**, and who acknowledged executing the same as the free act and deed of **Nagwa M. Ibrahim.**

WITNESS my hand and official seal at office this 6th day of July, 2021.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ashlee Page

Notary Public
My Commission Expires: 11/08/2022

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 7, 2021.

J. Carlton Drumwright

July 7, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 7, 2021.

Notary

My Commission Expires: 12/18/22

