Karen Johnson Davidson County
Batch# 686617 DEEDWARR
07/29/2021 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20210729-0102378

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:
12-18-22
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-02297

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mawaheb Gerges and Amgad Ibrahem and Mariam Fouad 329 Birchclay Point N Antioch, TN 37013	Same	164 08 0C 064.00

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, **Christopher J. Jones and Angela J. Jones, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mawaheb Gerges and Amgad Ibrahem, wife and husband and Mariam Fouad, an unmarried woman**, 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. 105, on the Plan of Section Two, Hamilton Chase, of record in Instrument No. 20060807-0096557, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20070723-0087046, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Jones and Angela J. Jones, husband and wife, as tenants by the entirety, by Special Warranty Deed from Secretary of Housing and Urban Development, of record in Instrument No. 20141104-0101754, in the Register's Office of Davidson County, Tennessee, dated October 30, 2014 and recorded on November 04, 2014.

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: 329 Birchclay Point N, 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 27th day of July, 2021

Christopher J. Jones

Angela J. Jones

STATE OF TENNESSEE

COUNTY OF Wilson

On this 27th day of July, 2021, before me personally appeared Christopher J. Jones and Angela J. Jones, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

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 27, 2021.

J. Carlton Drumwright

July 27, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 27, 2021.

Notary

My Commission Expires: 12/18/22

