WARRANTY DEED

Karen Johnson Davidson County
Batch# 701445 DEEDWARR
08/19/2021 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210819-0112623

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/17/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4203

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Adel Ibrahim	Pinnacle Bank	164-04-0C-103.00-CO
1313 Maritime Port	150 3rd Ave S Ste. 1000	
Nashville, TN 37013	Nashville TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mike Mekhail, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adel Ibrahim and Semoun Youssef Rezkalla, tenancy by the entirety

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 103 on the Plan of Final Plat of Hamilton Run Subdivision, Phase 2, a Cluster Lot Subdivision of record in Plat at Instrument No. 20190521-0047861, 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 a portion of the same property conveyed to Ole South/ Craighead Joint Venture, a Tennessee joint Venture by Warranty deed from Giacchino Spiezio and wife Elizabeth Spiezio of record in Instrument No. 20150910-0092100 Register's Office for Davidson County, Tennessee, dated September 01, 2015 and recorded on September 10, 2015.

Being a portion of the same property conveyed to Ole South Properties Inc, a Tennessee Corporation by Warranty deed from Ole South/ Craighead Joint Venture, a Tennessee joint Venture of record in Instrument No. 20200408-0036928 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on April 08, 2020.

Being the same property conveyed to Mike Mekhail, a married man by Warranty deed from Ole South Properties INC., a Tennessee corporation of record in Instrument No. 20200728-0082579 Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 28, 2020.

THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1313 Maritime Port Nashville, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on August 17, 2021.

Mike Mekhail

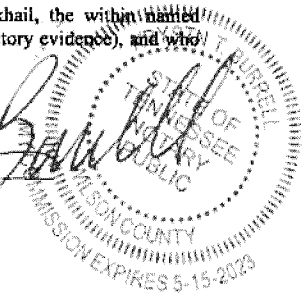
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Mike Mekhail, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 17, 2021.

Notary Public



My Commission Expires: _____

File #: 2021-4203

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

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 August 17, 2021.

J. Carlton Drumwright

August 17, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 17, 2021.

Notary

My Commission Expires: 12/18/22

