Karen Johnson Davidson County
Batch# 702073 DEEDWARR
08/20/2021 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20210820-0112969

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0535

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alejandro Antonio Martinez, unmarried man	First Community Mortgage	Map: 096070A01400CO
(NAME) 352 Stewarts Ferry Pike	(NAME) 275 Robert Rose Dr	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($190,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SAFWAT NOUH AND MARINA HAKEIM, HUSBAND AND WIFE AND SAFWAT MOFED, MARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEJANDRO ANTONIO MARTINEZ, UNMARRIED MAN,

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:

Land in Davidson County, Tennessee, being Lot No. 4, Unit No. 3, on the Plan of Bianca Square, of record in Book 5800, Page 101, with the Condominium Site Plan of record in Book 5200, Page 661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Bianca Square, a horizontal property regime established by Master Deed of record in Book 6162, Page 195, as amended in Book 6165, Page 566 and Book 9885, Page 208, said Register's Office.

Being the same property conveyed to Safwat Nouh and Marina Hakeim, husband and wife, and Safwat Mofed, married man, by deed from Holly Austin Hanks and Sherry Austin Richardson, Heirs at law of Timothy Owen Austin, of record in Instrument No. 20210505-0060064, dated April 15, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 661, amending Book 5800, Page 101, said Register's Office.

TVA Line Easement of record in Book 1181, Page 577 and Book 1303, Page 21, in the Register's Office for Davidson County, Tennessee.

Water Main Easement of record in Book 6303, Page 616, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 6168, Page 507, in the Register's Office for Davidson County, Tennessee.

Agreement to Maintain Roads of record in Book 5945, Page 856, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 5108, Page 724 and Book 6303, Page 621, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6162, Page 195, amended in Book 6165, Page 566, Book 9885, Page 208, Book 6162, Page 211, amended in Book 6225, Page 906, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 352 Stewarts Ferry Pike, Nashville, TN 37214
(House No.) (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 our hands this 19th day of August, 2021.

Safwat Nouh
Safwat Nouh

Marina Hakeim by Safwat Nouh
Marina Hakeim by Safwat Nouh her Attorney-in-Fact

Safwat Mofed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Safwat Nouh and Safwat Mofed, married man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 19th day of August, 2021.

My Commission Expires: 3/6/24

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Safwat Nouh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Marina Hakeim, as his/her Attorney-in-Fact, as the free act and deed of the within named Marina Hakeim.

Witness my hand and official seal this 19th day of August, 2021.

My Commission Expires: 3/6/24

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certification of Recorded Documents

I, Aubrey Seavers, 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 19, 2021.

(AFFIANT) – Aubrey Seavers

08/19/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 19th day of August, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY