WARRANTY DEED

Karen Johnson Davidson County
Batch# 704750 DEEDWARR
08/25/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $736.30
20210825-0115069

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/1/2025
(AFFIX SEAL)

CYNTHIA ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Darius Hunt	Darius Hunt	
(NAME)	(NAME)	17301018800
520 Maxine Drive	520 Maxine Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Romany Rezkalla, a married man, Emad Kerolos, a married man** . HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darius Hunt, an unmarried 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. 14A, Zone Lot Division Lot No. 14, Final Plat, Section IV, Monte Carlo, of record in Plat Book 6250, Page 855, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Romany Rezkalla, a married man and Emad Kerolos, a married man, by virtue of that certain Warranty Deed dated January 17, 2020, and being of record at Instrument No. 20200121-0007405, in the amount of $130,000.00 in the Register's Office of Davidson County, Tennessee.

Grantors warrant the above property has never been used as primary residence, and was used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6250, Page 855 and Plat Book 5800, Page 242, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 520 Maxine Dr. 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 23rd day of August, 2021.

Romany Rezkalla

Romany Rezkalla

Emad Kerolos

Emad Kerolos

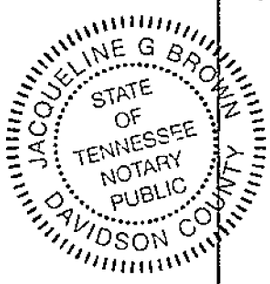
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Romany Rezkalla and Emad Kerolos**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of August, 2021.

Jacqueline G Brown

Notary Public
My Commission Expires: 3-8-22



True Copy Certification

I, Kelly Greene Elrod, do hereby make this oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on August 24, 2021.

8/24/2021

Signature Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, Kelly Greene Elrod appeared before me, Cynthia Roberts, a notary public for this county and state, on August 24, 2021, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

08/24/2021

Notary Public Date

My Commission Expires: 03/01/2025

Seal

