Karen Johnson Davidson County
Batch# 707488 DEEDWARR
08/31/2021 12:00:53 PM 2 pgs
Fees: $13.00 Taxes: $1,265.40
20210831-0117261

Box #14

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $342,000

Kathy Goodson
Affiant Signature

Subscribed and sworn to before me on this the 20th Day of August 2021

Notary Public

My Commission expires 11 / 6 / 2024

SHERRI KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Sameh Lawendy
1413 Saddle Crest
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 135100C15200CO

# WARRANTY DEED

20NT01849

Effective the 20th Day of August, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Atfat I. Gergis and Rasha W. Bebawy, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sameh Lawendy, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Section Six, Ransom Park, as of record in Instrument No. 20041118-0138645, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property as conveyed to Atfat I. Gergis and Rasha W. Bebawy, wife and husband by Warranty Deed from James J. Reese, Jr., married dated 09/25/2008 recorded 10/06/2008 in Document Number 20081006-0101132, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 2841 Evergreen Ridge Pt, Nashville, TN 37217-3885

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 19th day of August 2021

Atfat I. Gergis

State of }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Atfat I. Gergis, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Irini Bakhoum
Notary Public

My commission expires: 1-3-2023

IRINI K BAKHOUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

x Rasha Bebawy
Rasha W. Bebawy

State of }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rasha W. Bebawy, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Irini Bakhoum
Notary Public

My commission expires: 1-3-2023

IRINI K BAKHOUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY