Karen Johnson Davidson County
Batch# 713018 DEEDWARR
09/10/2021 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210910-0121739

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-2032TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of September, 2021.

Notary Public
Commission Expiration:

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-7-2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Agaibi Fawzy 6224 Bent Wood Dr. Antioch, TN 37013	Agaibi Fawzy New Owner 6264 Bent wood Dr. Antioch, TN 37013	164-10-0A-300.00

WARRANTY DEED

FOR AND IN 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, I, **Stephanie Flagg, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nermeen Fahmy and Agaibi Fawzy, husband and wife**, 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:

Property known as: 6224 Bent Wood Dr., Antioch, TN 37013, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 373 on the Final Plat, Village Seven, Summerfield, a Planned Unit Development, of record in Instrument No. 20041130-0142175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Kent Flagg and Stephanie Flagg, husband and wife, by Warranty Deed from Capital Homes, Inc., dated 12/22/2005 and recorded 01/03/2006 in Instrument No. 20060103-000419, Register's Office for Davidson County, Tennessee. The said Kent Flagg is deceased as of 01/24/2021, leaving Stephanie Flagg as the sole owner of the subject property.

Tax Map and Parcel ID: 164-10-0A-300.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 6224 Bent Wood Dr., 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 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 unemcumbered, 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 2nd day of September, 2021.

Stephanie Flagg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2021, before me personally appeared **Stephanie Flagg**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 2nd day of September, 2021.

Notary Public
Commission Expiration:



LTE File No.: 21-2032TN

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 09-02-2021 (date of document).

Affiant Signature

09-08-2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 08 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024