Name and Address of New Owner:
Wajih Guirguis
1911 Isabelle Lane
Antioch, TN 37013

Send Tax Bills To:
New Owner

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-15343.RR

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 717149 DEEDWARR
09/15/2021 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90
20210915-0124008

Map & Parcel No: 163160A12400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nathanial Jackson, Jr. and wife, Dana M. Dillard-Jackson and** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wajih Guirguis, single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING UNIT NO. 244 ON THE PLAN OF PHASE TWO. PROVINCETOWN, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENIS OF RECORD AS EXHIBIT A" OF INSTRUMENT NO. 20050609-0066104. REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO NATHANIEL JACKSON, JR., AND WIFE, DANA M. DILLARD-JACKSON, BY WARRANTY DEED FROM TIRDAD GHARIB, AND WIFE, ZAHRA N. ALBANSE, RECORDED ON AUGUST 10, 2007, OF RECORD IN INSTRUMENT NO. 20070810-0095857, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1911 ISABELLE LANE, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of September, 2021.

(SEAL)
Dana M. Dillard-Jackson

(SEAL)
Nathanial Jackson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2021, before me personally appeared Dana M. Dillard-Jackson and Nathanial Jackson, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of September, 2021.

Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $237,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of September, 2021.

Notary Public
My commission expires: 1/3/2023
File No. 2021-3264

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cassidy Lwallen, do hereby make oath that I am 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 9.8.21.

Affiant Signature

9.9.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of September, 2021..

Notary's Signature
My Commission Expires: 5.7.2024

Notary's Seal

