Name and Address of New Owner:
Sharday Randle
109 Elizabeths Court
Antioch, TN 37013

Send Tax Bills To:
Sharday Randle
SAME

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

Map & Parcel No: 149020C00900CO

Karen Johnson Davidson County
Batch# 721990 DEEDWARR
09/22/2021 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210922-0127611

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, **Mena Abdelmalak and Wagdy Nakhla,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sharday Randle, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING BUILDING SITE NO.9, ON THE PLAN OF STERLING WOOD, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6250, PAGE 648, 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 MENA ABDELMALAK, A MARRIED MAN, BY WARRANTY DEED FROM BRYAN S. RINGSTRAND, MARRIED, AND RODNEY W. UNGER AND WIFE, MAUREEN A. DECHAUD, RECORDED ON JUNE 15, 2021, OF RECORD IN INSTRUMENT NO. 20210615-0080710, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO BRYAN S. RINGSTRAND, MARRIED, AND RODNEY W. UNGER AND WIFE, MAUREEN A. DECHAUD, BY WARRANTY DEED FROM TIMOTHY G. WALKER AND WIFE, DIANE WALKER, RECORDED ON MARCH 28, 2006, OF RECORD IN INSTRUMENT NO. 20060328-0035156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 109 ELIZABETHS CT., ANTIOCH, TN 37013.

This property is not the marital residence of the grantors, nor their spouses, nor has it ever been.

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 16th day of September, 2021.

_____(SEAL)
Mena Abdelmalak

_____(SEAL)
Wagdy Nakhla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2021, before me personally appeared Mena Abdelmalak and Wagdy Nakhla, 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 16th day of September, 2021.

LAURIELLE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-26-2025

_____
Notary Signature
My commission expires: 3/26/2025

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 $220,000.00, 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
16th day of September, 2021.

LAURIELLE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-26-2025

_____
Notary Public
My commission expires: 3/26/2025
File No. 2021-3285

Tennessee Certification of Electronic Document

I, John A. Bell Jr, 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 Sept. 16, 2021 (date of document).

Affiant Signature

Sept. 17, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17 day of Sept., 2021.

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL