Karen Johnson Davidson County
Batch# 723016 DEEDWARR
09/23/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20210923-0128224

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $ 260,000.00

Affiant Signature

Subscribed and sworn to before me on this the 21st day of September, 2021

Notary Public
My Commission expires

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Mena Abdelmalak and Wagdy Nakhla
4044 Pepperwood Dr, Antioch, TN 37013-1667

SEND TAX BILLS TO:
Mena Abdelmalak and Wagdy Nakhla
4044 Pepperwood Dr, Antioch, TN 37013-1667

MAP AND PARCEL NUMBER: Tax ID: 165130A09500CO

WARRANTY DEED

20NT02559

Effective the 20 day of September, 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,

Deborah R. Armstrong, an unmarried individual

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

Mena Abdelmalak and Wagdy Nakhla, as tenants in common with rights of survivorship

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. 493 on the Plan of Peppertree Forest, Section Eight of record in Plat Book 7900, Page 652, Register's Office for said County, to which reference is made for a more complete description.

Being the same property as conveyed to Deborah R. Armstrong, an unmarried individual by Warranty Deed from Carter Fulghum, unmarried dated 05/30/2013 recorded 06/03/2013 in Book NA, Page NA, as Document Number 20130603-0055706, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 4044 Pepperwood Dr, Antioch, TN 37013-1667

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 20 day of September, 2021

Deborah R. Armstrong

Deborah R. Armstrong

State of Florida
County of Seminole

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Deborah R. Armstrong,** 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 persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 20 day of September, 2021.

Renee Gomez

Notary Public Renee Gomez
My commission expires: 08.08.25

✓ Physical Presence
-or-
___ Online Notarization

RENEE GOMEZ
MY COMMISSION # HH 120130
EXPIRES: August 8, 2025
Bonded Thru Notary Public Underwriters

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 20, 2021.

J. Carlton Drumwright

September 20, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 20, 2021.

Notary

My Commission Expires: 12/18/22

