Karen Johnson Davidson County
Batch# 723781 DEEDWARR
09/24/2021 03:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210924-0128842

Commitment Number: TN20102477

After Recording, Send To:

BOSTON NATIONAL TITLE AGENCY
400 ROUSER ROAD BUILDING 2 SUITE 101
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: TN20102477.

New Property Owner/Mail Tax Statements To:
Gamil Kamel and **Izis Tawfil**, 8518 CALISTOGA WAY, BRENTWOOD, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
181-14-0A-143-00

GENERAL WARRANTY DEED

Gamil Kamel and **Izis Tawfik, who erroneously took title as Izis Tawfil**, husband and wife, **Haidy G. Kamel,** an unmarried woman, and **Fady Kamel**, an unmarried man, hereinafter grantors, whose tax-mailing address is **8518 Calistoga Way, Brentwood, TN 37027**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Gamil Kamel** and **Izis Tawfik**, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **8518 CALISTOGA WAY, BRENTWOOD, TN 37027**, the following real property:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 197 ON THE PLAN OF THE VILLAS AT CONCORD PLACE, PHASE 3, AS SHOWN ON EXHIBIT A-1 OF THE SECOND SUPPLEMENTAL DECLARATION (ANNEXING PHASE 3) TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS AT CONCORD PLACE, OF RECORD IN INSTRUMENT NO. 20060731-0092350. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A

MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF. Tax ID: 181-14-0A-143-00
Property Address is: 8518 CALISTOGA WAY, BRENTWOOD, TN 37027

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20161108-0118121 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 181-14-0A-143-00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on Feb 24, 2021:

Gamil Kamel
Gamil Kamel

Izis Tawfik
Izis Tawfik

Haidy Kamel
Haidy G. Kamel

Fady Kamel

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 24th, 2021 by **Gamil Kamel**, **Izis Tawfil**, **Haidy G. Kamel** and **Fady Kamel** who are personally known to me or have produced TN/DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is **$50.00**
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is _____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me
This 24th day of Feb, 2021.

Gamil Kamel
Affiant

Gamil Kamel
Print Name

(Seal)

Notary Public

My commission expires:
10-2-2023

Virgil R. Riley
Print Name

VIRGIL RILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

True Copy Certification

I, Brian Woodrow, do hereby make oath that I am ~~a licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

TRACY L SUTER

Personally appeared before me, [Name of Notary], a notary public for this county and state, BRIAN WOODROW [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES