Name and Address of New Owner:
Marwa Yousif
52-09 Skillman Ave
Apt 3R
Woodside, NY 11377
Send Tax Bills To:
New Owner
52-09 Skillman Ave
Apt 3R
Woodside, NY 11377

Karen Johnson Davidson County
Batch# 724731 DEEDWARR
09/27/2021 12:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20210927-0129507

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 148-08-0-048

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, **SG Holding Inc,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marwa Yousif,** sole owner, "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 52 on the Plan Oakwood Terrace, Section 1, of record in Book 4460, pages 54 and 55, Register's Office for said County.

Said Lot No. 52 fronts 48.41 feet on the easterly side of Oakwood Terrace Drive and extends back 148 feet on the northerly line and 165 feet on the southerly line to a dead line in the rear measuring 95.27 feet thereon.

Being the same property conveyed to Kenneth S. Jenkins and Mary S. Jenkins, husband and wife, by deed from Nora Elizabeth Blanton, (formerly Nora Elizabeth Holt) and husband Lawrence J. Blanton, recorded November 7, 1984, of record in Book 6421, page 232, Register's Office, Davidson County, Tennessee. Being further conveyed to SG Holding Inc,, a Corporation by Deed dated March 10, 2021 from Kenneth S. Jenkins and Mary S. Jenkins, husband and wife,, recorded March 17, 2021, in Instrument Number 20210317-0035087, in the Official Records of Davidson County, Tennessee.

This is __X__ improved _____ unimproved property also known as 860 Oakwood Terrace DriveAntioch, 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 17th day of September, 2021.

_____(SEAL)
SG Holding Inc
By Sam Ghali, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Sam Ghali, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of SG Holding Inc, the within named bargainor, a Corporation, and that such Sam Ghali as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as SG Holding Inc.

Witness my hand and seal, at office in Nashville, TN, this 17th day of September, 2021.

_____
Notary Signature

Printed Name: Tisha C Baldwin

My commission expires: 1-23-23

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $275,000.00, 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
7th day of September, 2021.

Notary Public
My commission expires: 1-23-23
File No. 2021-371



Tennessee Certification of Electronic Document

I, Shannon Carter, 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 09/17/21 (date of document).

Shan Carter
Affiant Signature

9/22/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of September, 2021.

Desiree Sailema
Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

