Karen Johnson Davidson County
Batch# 747267 DEEDWARR
11/01/2021 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20211101-0145937

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/20/2025

(AFFIX SEAL)

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-02985

Address of New Owner:	Send Tax Bills to:	Tax Information:
Maged Michaeil and Amany Basta 209 Took Dr Antioch, TN 37013	Maged Michaeil and Amany Basta 209 Took Dr Antioch, TN 37013	160-02-0B-027.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emad Megaly and Sherin Abdelmalak, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Maged Michaeil and Amany Basta, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of First Amendment Berkeley Hall, Phase Five, Section One of Hickory Highlands P.U.D of record in Plat at Instrument No. 20050706-0077601 and as corrected in Instrument No. 20050706-0077601 and Instrument No. 20050725-0086047; Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emad Megaly by Warranty deed from Carl D. Krantz, Sr of record in Instrument No. 20130208-0013233 Register's Office for Davidson County, Tennessee, dated February 05, 2013 and recorded on February 08, 2013. (Value of consideration shown in aforementioned deed $14,000.00.)

Being the same property conveyed to Emad Megaly and Sherin Abdelmalak, husband and wife, as tenants by the entirety by Quitclaim deed from Emad Megaly, a married man of record in Instrument No. 20140827-0078047 Register's Office for Davidson County, Tennessee, dated August 14, 2014 and recorded on August 27, 2014. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 209 Took Dr Antioch, Tennessee 37013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 209 Took Dr, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against 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 my hand this 26th day of October, 2021

Emad Megaly
Emad Megaly

Sherin Abdelmalak
Sherin Abdelmalak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of October, 2021, before me personally appeared Emad Megaly and Sherin Abdelmalak, 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 (or person's) free act and deed.

Notary Public

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 06.14.25

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 October 26, 2021.

J. Carlton Drumwright

October 26, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 26, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY