Karen Johnson Davidson County
Batch# 753046 DEEDWARR
11/10/2021 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20211110-0150381

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Carmen Costa
Affiant

Subscribed and sworn to before me, this the ~~22nd~~ 26th day of October, 2021.

Eliza Whitfield
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Magdy Moussa Mariam Ayad	New Owner(s)	120-00-0-080.00
706 Elissa Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LISA RICHELLE SCHMITTLE, ADMINISTRATRIX OF ESTATE OF ANTON E. ROCCHIETTI**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAGDY MOUSSA AND MARIAM AYAD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 4 on an unregistered copy of a survey made by Z.J. Wilkinson, dated May 2, 1946, showing Subdivision (sic) of Lots Nos. 1 and 4 on the Map of the Easley Lands, of record in book 2, page 70, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the North margin of Curry Road at the West intersection of a 25 foot lane running between Lots Nos. 4 and 5; thence with the margin of the said Curry Road North 87 degrees 15 minutes West 150 feet to the corner of Lots Nos. 3 and 4; thence with the line between said lots, North 1 degree 46 minutes West 574 feet to a point; thence South 86 degrees 10 minutes East 213 feet to the West margin of the said 25 foot line; thence with the margin of the same, South 26 degrees 30 minutes West 127 feet to a point and continuing with the said lane, South 1 degree 45 minutes East 458 feet to the beginning.

Being the same property conveyed to Anton E. Rocchietti by Quitclaim Deed from Jesse Earl McIntosh of record in Book 7550, page 483, Register's Office for Davidson County, Tennessee, dated May 23, 1988 and recorded on May 23, 1988.

Anton E. Rocchirtti died April 3, 2021. His estate is probated in Case No. 21P1315 in the Probate Court of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1220 Currey Road, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of October, 2021.

Estate of Anton E. Rocchietti

By: _____
Lisa Richelle Schmittle, Administratrix

STATE OF ILLINOIS
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lisa Richelle Schmittle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Administratrix of Estate of Anton E. Rocchietti, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 22nd day of October, 2021.

_____
Notary Public

My Commission Expires: 2/26/24

MARISELA JAQUEZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
February 26, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/5/2021 (date ~~of document~~).

Affiant Signature

11/5/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5th day of November, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025