Karen Johnson Davidson County
Batch# 755083 DEEDWARR
11/15/2021 01:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20211115-0151772

Name and Address of New Owner:
Mecheal Botros
1939 Brookshine Port
Antioch, TN 37013
Send Tax Bills To:
New Owner

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

Map & Parcel No: 164-03-0A-013-00

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, **Emad Samwaeil, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mecheal Botros, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot Number 13, Rolling Hills Subdivision as shown on Plat of record in Instrument Number 20161109-0118395, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emad Samwaeil, a married man by Deed dated March 23, 2018 from Lake Forest Homes, Inc., a Tennessee Corporation, recorded March 27, 2018, in Instrument Number 20180327- 0028401, in the Official Records of Davidson County, Tennessee. The spouse of Emad Samwaeil is not and has not lived in the property as a primary residence with the grantor.

This is _X_ improved _____ unimproved property also known as 1939 Brookshine Port Antioch, 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 3rd day of November, 2021.

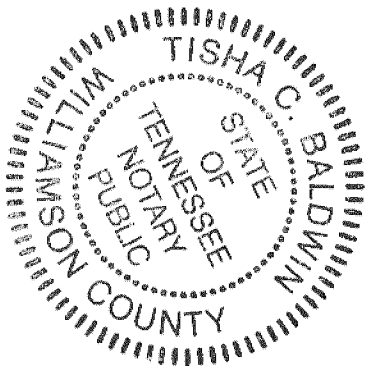
EMAD SAMWAEL (SEAL)
Emad Samwaeil

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of November, 2021, before me personally appeared Emad Samwaeil, 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's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of November, 2021.

Notary Signature
My commission expires: 1-23-23



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~WILLIAMSON~~ Davidson)

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 $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mehed Botros
(Affiant)

Sworn to and subscribed before me this
3rd day of November, 2021.

Notary Public
My commission expires: 1-23-23
File No. 2021-395

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 11/03/21 (date of document).

Shannon Carter
Affiant Signature

11/9/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of November, 2021.

Desiree Sailema
Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

