Name and Address of New Owner:
Wagdy Ghabrosh
702 Luann Ct.
Antioch, TN 37013

Send Tax Bills To:
Pinnacle Bank
150 3rd Avenue South
Suite 1000
Nashville, TN 37201

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 150-05-0-390.00

Karen Johnson Davidson County
Batch# 764659 DEEDWARR
12/01/2021 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $703.00
20211201-0159091

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, **Sean T. Boyd, Trustee of the Anne D. Boyd Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wagdy Ghabrosh, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5B on the Plan of Cherry Hills, Section 12, of record in Book 6250, Pages 174 and 175, and amended in Book 6900, Page 40, 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 Anne D. Boyd by Warranty Deed from Mesten Family Trust Under the Will of John Talbot Masten, Jr., of record in Instrument No. 20070430-0051106, Register's Office for Davidson County, Tennessee, dated April 25, 2007 and recorded on April 30, 2007. (Value of consideration shown in aforementioned deed $89,000.00.)

Affidavit of Heirship recorded on December 30, 2019 in Instrument No. 20191230-0134621 and Instrument No. 20191230-0134622.

Being a portion of the same property conveyed to Sean T. Boyd, Trustee of the Anne D. Boyd Trust, by Quitclaim Deed from Richard J. Boyd, Sean T. Boyd, and Susan M. Rosenquist, as Heirs-At-Law of the Estate of Anne D. Boyd, of record in Instrument No. 20191230-0134623, Register's Office for Davidson County, Tennessee, dated December 27, 2019 and recorded on December 30, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 702 Luann Court, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 November, 2021.

Anne D. Boyd Trust

By: _____
Sean Boyd, Trustee

State of Californina
County of Sacramento

Before me, B. Palmer, Notary Public of the state and county mentioned, personally appeared Sean Boyd, Trustee 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 the Trustee of Anne D. Boyd Trust, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 17th day of November, 2021.

B Palmer
Notary's Signature
My commission expires: 11/26/2023

B. PALMER
COMM. # 2313915
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES NOV. 26, 2023

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Tennessee)
COUNTY OF ~~DAVIDSON~~ 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 $190,000.00, 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
17th day of November, 2021.

Kristin Disser
Notary Public
My commission expires: 9-2-2024
File No. GNT-21-1906

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

On 11/17/2021 before me, B Palmer, Notary Public
(insert name and title of the officer)

personally appeared Sean Boyd,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

B. PALMER
COMM. # 2313915
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES NOV. 26, 2023

Signature _____ **(Seal)**

Tennessee Certification of Electronic Document

I, Sarah Like, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 11/17/2021.

Affiant Signature

11/17/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17th day of November, 2021.

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON