Karen Johnson Davidson County
Batch# 767457 DEEDWARR
12/03/2021 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20211203-0160766

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $330,000.00

Affiant

Subscribed and sworn before me this the 16 day of November, 2021

Notary Public
My commission expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rashed Abdelmassih and Sabaah Ibrahim 429 Hampstead S. Antioch, TN 37013	429 Hampstead S. Antioch, TN 37013	149-01-0B 091.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUAN C. ARROYO A/K/A JUAN C. ARROGO AND MINH NGHIEM, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RASHED ABDELMASSIH AND SABAAH IBRAHIM, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 248 on the Plan of Piccadilly Square, Phase III, and of record in Plat Book 6250, Page 892, 893, and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Minh Nghiem and Juan C. Arrogo, joint tenants with right of survivorship, by deed dated 08/31/2015, from The Lee Ira and Lila Dean Bruckner Revocable Living Trust, dated June 12, 2000, of record in Instrument No. 20150903-0090119, Register's Office for said County.

The said Juan C. Arroyo and Juan C. Arrogo are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 429 Hampstead S., 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

JCA by JW A:F

MN by JW A:F

Witness my hand this the 16 day of November, 2021.

Juan C Arroyo by Jenny West
Juan C. Arroyo a/k/a Juan C. Arrogo by Jenny West as Attorney-in-Fact
Attorney in fact

Minh Nghiem by Jenny West
Minh Nghiem by Jenny West as Attorney-in-Fact
Attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 16 day of November, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Juan C. Arroyo a/k/a Juan C. Arrogo by Specific POWER OF ATTORNEY dated 11/13/21, and who acknowledged that he executed the same as the free act and deed of Juan C. Arroyo.

Witness my hand and official seal this 16 day of November, 2021.

My commission expires: 9/18/22

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY EXPIRES SEPTEMBER 18, 2022

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this 16 day of November, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Minh Nghiem by Specific POWER OF ATTORNEY dated 11/12/21, and who acknowledged that he executed the same as the free act and deed of Minh Nghiem.

Witness my hand and official seal this 16 day of November, 2021.

My commission expires: 9/18/22

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY EXPIRES SEPTEMBER 18, 2022

Notary Public

Tennessee Certification of Electronic Document

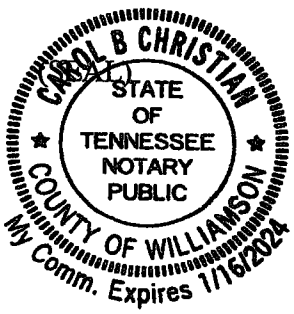
I, Kesha Herron do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-16-21 (date of document).

Kesha Herron
Affiant Signature

11-22-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th of November, 2021.



Notary's Signature
My Commission Expires: Jan 16, 2024