WARRANTY DEED

File #2021100075

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 770425 DEEDWARR
12/09/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20211209-0163020

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thang Hung and Har Len, Choi Thang, and Thang Naing	New owner	181-01-0B-038.00-CO
(NAME)	(NAME)	
609 Sugar Mill Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Michael Naguib,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thang Hung and Har Len, husband and wife, and Choi Thang, an unmarried man, and Thang Naing, an unmarried man as joint tenants,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 177 on the Plan of Section One, Additon to Sugar Valley of record in Plat at Instrument No. 20030708-0093537, 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 Michael Naguib, a single man by Warranty deed from Endatresaw H. Teklehaimanot and Muluwork F. Hagos, husband and wife of record in Instrument No. 20180518-0047827 Register's Office for Davidson County, Tennessee, dated May 15, 2018 and recorded on May 18, 2018. **The said Michael Naguib having since married to Jessica Naguib**. Jessica Naguib, spouse of grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 200307080093537 and Plat Book 9700, Page 374, Register's Office of Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11761, Page 279, Book 11069, page 14, amended in Instrument No. 20030708-0093637 and Instrument No. 20040203-0013041, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.; Charter of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.; Quitclaim Deed of record in Instrument Number 20000425-0041128 and Instrument No. 20130523-0052430, in the Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Instrument Number 200109180100850, in the Register's Office for Davidson County, Tennessee.; Easement of record in Instrument Number 20040723-0088186, in the Register's Office for Davidson County, Tennessee.; Stormwater Detention Agreement of record in Instrument Number 200207220087469, in the Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved * property, known as **609 Sugar Mill Drive, Nashville,TN,37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30th day of November, 2021.

Michael Naguib

Jessica Naguib

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Michael and Jessica Naguib, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~she/he/they~~ executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 30th day of November, 2021.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
NOTARY PUBLIC
STATE OF TENNESSEE
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

Certificate of Authenticity

I, **Joshua A. Terry**, 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 11/30/21.

Affiant Signature

12/4/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/4/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON