Name and Address of New Owner:
Anuoluwa Mary Famotibe
3048 Bromley Way
Nashville, TN 37013

Send Tax Bills To:
United Wholesale Mortgage, LLC
585 South Boulevard E
Pontiac, MI 48341

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 149 15 0A 417.00

Karen Johnson Davidson County
Batch# 774242 DEEDWARR
12/15/2021 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20211215-0165788

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, **Thabet Aeid Gergis and Nabila Gaber Aziz Ayad, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anuoluwa Mary Famotibe, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 125 ON THE PLAN OF CAMBRIDGE FOREST, PHASE TEN , A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20070103-0001061, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Thabet Aeid Gergis and Nabila Gaber Aziz Ayad, husband and wife by Special Warranty Deed from Century Communities of Tennessee, LLC, a Delaware limited liability company of record as Instrument No. 20201230-0154554 in the Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on December 30, 2020.

Being also known as 3048 Bromley Way, Antioch, TN 37013/ Parcel No. 149 15 0A 417.00

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 8th day of December, 2021.

Thabet Aeid Gergis (SEAL)
Thabet Aeid Gergis

Nabila Gaber Aziz Ayad (SEAL)
Nabila Gaber Aziz Ayad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2021, before me personally appeared Thabet Aeid Gergis and Nabila Gaber Aziz Ayad, 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 this 8th day of December, 2021.

Notary Signature
My commission expires: 4-23-24

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
ZACHARY HAYS LILLEY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF 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 $415,000.00, 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
8th day of December, 2021.

Dana R Park
Notary Public
My commission expires:_____
File No. 2021-3758

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

Tennessee Certification of Electronic Document

I, Karla Lilley, 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 December 8, 2021 (date of document).

Affiant Signature

12/8/2021
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 8th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

