Karen Johnson Davidson County
Batch# 774287 DEEDWARR
12/15/2021 01:19:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20211215-0165853

THIS INSTRUMENT WAS PREPARED BY	STATE OF TN COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue, Suite 540 Nashville, TN 37203 P21-4042-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2021. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

KIMBERLY D. LAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Magdy Yacoub and Sheren Henein	Pinnacle Bank	MAP:
1135 Ransom Way	150 3rd Ave S #1000	PARCEL: 135-10-0E-017.00-CO
Nashville TN 37217	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DENNIS C. MILLER AND JENNIFER K. MILLER, husband and wife AND DUSTIN C. MILLER, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAGDY YACOUB AND SHEREN HENEIN, HUSBAND AND WIFE**

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 Unit 17, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument No. 20130711-0072001 and amended in Instrument 20130719-0074970 and Instrument No. 20140703-0058673 and further amended in Instrument 20150619-0058800, recorded in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Dennis C. Miller and Jennifer K. Miller, husband and wife by Warranty deed from R.J. York Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151007-0102234 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on October 07, 2015.

Being the same property conveyed to Dennis C. Miller and Jennifer K. Miller, husband and wife, and Dustin C. Miller by Quitclaim deed from Dennis C. Miller and Jennifer K. Miller, husband and wife of record in Instrument No. 20151007-0102241 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on October 07, 2015.

Dustin Miller and Dustin C. Miller are one and the same person.
Genevieve Santos, joins in this conveyance to convey any and all marital interest she may have in subject property as the spouse of Dustin C. Miller

This is UNIMPROVED ☐ ☒ IMPROVED property known as: **1135 Ransom Way, Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my/our hand(s) this the 7 day of December, 2021.

Dennis C Miller by Dustin Miller, Attorney in Fact
Dennis C. Miller
By: Dustin Miller, Attorney in Fact

Jennifer K Miller by Dustin Miller, Attorney in Fact
Jennifer K. Miller
By: Dustin Miller, Attorney in Fact

Dustin C Miller
Dustin C. Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dustin Miller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Jennifer K. Miller,** as her Attorney in Fact, as the free act and deed of the within named

Witness my hand and official seal this the 7 day of December, 2021.

My Commission expires 9/2/24

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dustin Miller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Dennis C. Miller,** as his Attorney in Fact, as the free act and deed of the within named

Witness my hand and official seal this the 7 day of December, 2021.

My Commission expires 9/2/24

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dustin C. Miller,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7 day of December, 2021.

My Commission Expires:
9/2/24

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

Genevieve Santos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Genevieve Santos,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7 day of December, 2021.

My Commission Expires:

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 7, 2021.

J. Carlton Drumwright

December 7, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 7, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY