Karen Johnson Davidson County
Batch# 777203 DEEDWARR
12/21/2021 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20211221-0168299

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8222

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Claire Freeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of December, 2021

Erin Dias
Notary Public

Commission Expires: 8-7-24

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nora Rezk and Emad M. Fahemy Rezk 96 Peachtree Street Nashville, TN 37210	First Horizon Bank 165 Madison Avenue Memphis, TN 38101	119-06-0-022.00

WARRANTY DEED

FOR AND IN 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,

Brandon Adams, Trustee of The 96 Peachtree St Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nora Rezk and Emad M. Fahemy Rezk, a/k/a Emad Rezk, wife and husband

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. 216 and Tract in Rear on the Plan of Part of the W. C. Miller Home Place, Section Six, Sterling Heights, as of record in Plat Book 3300, Page 78, Register's Office for Davidson County, State of Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Denise A. Tugadi by Warranty Deed from Vanderbilt Mortgage and Finance, Inc. of record in Instrument No. 20090626-0059642 Register's Office for Davidson County, Tennessee, dated June 22, 2009 and recorded on June 26,

2009. (Value of consideration shown in aforementioned deed $68,000.00.

Being the same property conveyed to Brandon Adams, Trustee of The 96 Peachtree St Trust by Warranty Deed from Denise A. Tugadi, unmarried of record in Instrument No. 20211020-0140672 Register's Office for Davidson County, Tennessee, dated October 12, 2021 and recorded on October 20, 2021. (Value of consideration shown in aforementioned deed $250,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **96 Peachtree Street, Nashville, TN 37210.**

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 so 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.

Dated this the 14th day of December, 2021.

The 96 Peachtree St Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 14th day of December, 2021, before me personally appeared Brandon Adams, Trustee of The 96 Peachtree St Trust, 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 and official seal at this 14th day of December, 2021.

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

_____
Notary Public
My Commission Expires: 8-7-24

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 12/14/21.

Affiant Signature

12/16/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/16/21.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON