RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-4359-2021

Karen Johnson Davidson County
Batch# 779183 DEEDWARR
12/23/2021 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,315.35
20211223-0169689

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of DEC, 2021

NOTARY PUBLIC

My commission expires:

KRISTIN BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noha Samy 4916 Pebble Creek Dr. Nashville TN 37013	~~Same address as new owner~~ U.S. Bank N.A. 4801 Frederica St Owensboro, KY 42301	149-05-0-145.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY FIVE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($355,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TRACY SWANK**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NOHA SAMY AND GIRGIS ABDALLAH,** husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Pebble Creek, Section 1, of record in Book 5210, page 72, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tracy Swank, an unmarried woman, from Jack Freckman and Dottie Freckman, husband and wife, by Warranty Deed dated June 10, 2016 and recorded June 15, 2016 in Instrument #20160615-0060659, said Register's Office.

The address of the herein described property is believed to be 4916 Pebble Creek Drive, Nashville, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and will be paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 13th day of December, 2021

GRANTOR(S)

Tracy Swank by Joseph Meadows, Attorney in-fact
TRACY SWANY BY JOSEPH MEADOWS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Joseph Meadows, 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 Tracy Swank, as her attorney-in-fact, and that he executed the same for the purposes therein contained, as the free act and deed of Tracy Swank.

WITNESS my hand and seal, this the 13th day of December, 2021.

Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 9-23-25

FRANK W. ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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 17, 2021.

J. Carlton Drumwright

December 17, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 17, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY