Karen Johnson Davidson County
Batch# 779592 DEEDWARR
12/23/2021 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211223-0170091

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15113-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-15113-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Akram Ayed Shafik
Affiant

Subscribed and sworn to before me, this the 20 day of December, 2021.

Notary Public
My Commission Expires: 11-6-24

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
SPENCER LAMBERT

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Akram Ayed Shafik and Hanaa Rasmy Fahmy 6117 Cane Springs Road Antioch, TN 37013	SWBC Mortgage Corp. 117 Seaboard Lane Ste. F-205 Franklin, TN 37067	174 11 0B 021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William Thomas Macklin and Janie Lucille Macklin, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Akram Ayed Shafik and Hanaa Rasmy Fahmy, husband and wife**, hereinafter called the Grantee(s), his/her/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. 21 on the Plan of Final Plat of The Grove at Cane Ridge, Phase Two of record in Plat at Instrument No. 20130422-0039873, as corrected by Surveyor's Certificate of Correction at Instrument No. 20130529-0053815 and Instrument No. 20130913-0096630, 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 William Thomas Macklin and Janie Lucille Macklin, Husband and Wife, by Warranty Deed from Eric Harvey, Unmarried, of record in Instrument No. 20170519-0049902, in the Register's Office of Davidson County, Tennessee, dated May 17, 2017 and recorded on May 19, 2017.

This is improved property located at: **6117 Cane Springs Road, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of December, 2021.

GRANTOR:

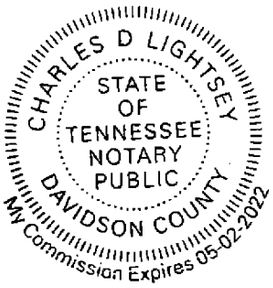
William Thomas Macklin

Janie Lucille Macklin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Thomas Macklin and Janie Lucille Macklin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of December, 2021.



Notary Public
My Commission expires: 5/2/22

202112230170091

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 12.20.21.

Affiant Signature

12.21.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of December, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

