Karen Johnson Davidson County
Batch# 779807 DEEDWARR
12/28/2021 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20211228-0170372

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14791-MC

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $349,000.00.

Affiant

Subscribed and sworn to before me, this the ~~20th~~ 21st day of December, 2021.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 03/01/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Clemencia Gomez Reyes 4548 Andrew Jackson Parkway Hermitage, TN 37076.	New Owner	075 04 0 019.00

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, **Maged Rizk, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Clemencia Gomez Reyes**, 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:

Being Lot No. 129, on the plan of Section Three, Tulip Grove, as shown by plat record in Book 3700, Page 146, of the Register Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the said lot.

Being the same property conveyed to Maged Rizk Attia Rizk, The Husband, by Quitclaim Deed from Hanan Medhat Helmy Thabet, The wife, of record in Instrument No. 20150417-0034036, in the Register's Office of Davidson County, Tennessee, dated March 03, 2015 and recorded on April 17, 2015. Further being the same property conveyed to Maged Rizk and Hanan Thabet, husband and wife, by Warranty Deed from John G. Foote and Kathryn L. Foote, of record in Instrument No. 20150304-0019086, in the Register's Office of Davidson County, Tennessee, dated February 26, 2015 and recorded on March 04, 2015.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This is ☒ improved or ☐ unimproved property located at: **4548 Andrew Jackson Parkway, Hermitage, TN 37076.**

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:

Maged Rizk

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maged Rizk, 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.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202112280170372

Certificate of Authenticity

I, Renee Scott, 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 12/20/2021.
Date

Affiant Signature

12/20/2021
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 20th day of December, 2021.

Notary's Signature

My Commission Expires: 10-21-2024
Date

Notary's Seal (if on paper)

