Karen Johnson Davidson County
Batch# 783538 DEEDWARR
01/04/2022 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20220104-0000929

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Fahim Eryan, Asaad Geris, and Girgis Youssef	SEND TAX BILLS TO: Fahim Eryan, Asaad Geris, and Girgis Youssef	MAP-PARCEL NUMBERS
(NAME) 2100 Oaksprings Place	(NAME) 2100 Oaksprings Place	007-14-0A-029.00-CO
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Salah Atiya and Rayanne Atiya, husband and wife** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fahim Eryan, Asaad Geris, Girgis Youssef** , HEREINAFTER CALLED THE GRANTEE, 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. 29 on the Plan of Final Plat of Greenview Estates, Planned Unit Development of record in Plat at Instrument No. 20011213-0137531, 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 Salah Atiya and Rayanne Atiya, husband and wife by Warranty deed from Arles B. Greene, married of record in Instrument No. 20180215-0014753 Register's Office for Davidson County, Tennessee, dated February 09, 2018 and recorded on February 15, 2018.

Salah Atiya is one and the same and also known as Salahaldin Atiya. Rayanne Atiya is one and the same and also known as Rayanne Abed.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2205 Kayla Dr Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 28th day of December, 2021.

Salah Atiya

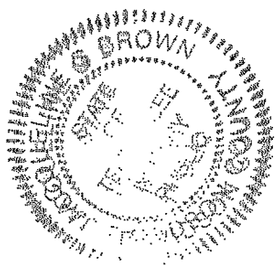
Rayanne Atiya

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Salah Atiya and Rayanne Atiya**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of December, 2021.

Notary Public
My Commission Expires: 3-8-22



Certificate of Authenticity

I, ASHLEE D PAGE, 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 28, 2021.

Affiant Signature

12/28/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of December, 2021.

Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22