Name and Address of New Owner:
Amira Atta and Mina Atta
5169 Pebble Creek Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 784404 DEEDWARR
01/04/2022 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220104-0001316

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 149-07-0B-013.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nabil Attana and Amany George, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amira Atta and Mina Atta, joint tenancy with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Canyon Ridge, of record in Plat Book 9700, Page 805, amended in Instrument No. 20031006-0146727, and Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nabil Attana and Amany George, husband and wife by Warranty Deed from Millie Napoli, an unmarried woman, dated September 10, 2019, of record in Instrument No. 20191112-0115929, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5169 Pebble Creek Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of November, 2021.

Nabil Attana (SEAL)

Amany George (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of November, 2021, before me personally appeared Nabil Attana and Amany George, 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, at office, this 24th day of November, 2021.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$415,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of November, 2021.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Notary Signature
My commission expires: 11.3.25

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11.24.21 (date of document).

Connie Taylor
Affiant Signature

11.24.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

