WARRANTY DEED

Karen Johnson Davidson County
Batch# 795630 DEEDWARR
01/26/2022 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220126-0009420

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/14/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LAURIE DAMEWOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM. EXPIRES 03/3225

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4173

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nabil Yacoub and Aml Megalaa	SWBC	176-06-0A-060.00
7068 Paisley Wood Dr	9311 Santedio #100	
Antioch, TN 37013	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Wasem Saad, a married man and Michael Gerges, an unmarried man, as tenants in common

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nabil Yacoub and Aml Megalaa, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 60 on the Plan of Final Subdivision Plat of Heritage Landing-Phase 1 of record in Plat at Instrument No. 20200422-0042094, a revision of Instrument Number 20200122-0007826, 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 portion of the same property conveyed to D.R. Horton, Inc., a Delaware corporation by Special Warranty deed from Jenkins Nashville ACS, LLC, a Tennessee limited liability company of record in Instrument No. 20190117-0005035 Register's Office for Davidson County, Tennessee, dated January 14, 2019 and recorded on January 17, 2019.

Being the same property conveyed to Wasem Saad, a married man and Michael Gerges, an unmarried man as tenants in common by Special Warranty deed from D.R. Horton, Inc., a Delaware Corporation of record in Instrument No. 20210104-0000468 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on January 04, 2021. Wassem Saad being one in the same as Wasem Abdallah Tawfik Saad.

The above described property having never been the primary marital residence of the Grantor or the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 7068 Paisley Wood Dr Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on January 14, 2022.

wasem Saad by michael mourad adly gerges Attorney-In-fact
Wasem Saad

By: Michael Mourad Adly Gerges, Attorney-In-Fact

michael gerges
Michael Gerges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Mourad Adly Gerges ,with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Wasem Saad for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Wasem Saad and is authorized by Wasem Saad to execute this instrument on his behalf.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Wasem Saad and Michael Gerges, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this January 14, 2022.

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires: _____

File #: 2021-4173

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

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 January 14, 2022.

J. Carlton Drumwright

January 14, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 14, 2022.

Notary

My Commission Expires: 12/18/22

