Karen Johnson Davidson County
Batch# 795817 DEEDWARR
01/26/2022 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220126-0009653

WARRANTY DEED

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-1059

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abanoub Geris	Pinnacle Bank	Map: 164070A07600CO
(NAME) 246 Grovedale Trace	(NAME) 150 3rd Ave S, Suite 1000	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SAFWAT NOUH AND MARINA HAKEIM, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ABANOUB GERIS, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, 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. 108 on the Final Plat of Harvest Grove, Section One of record in Instrument No. 20060726-0090037, Register's Office for County, to which reference is made for a more complete description.

Being the same property conveyed to Safwat Nouh and Marina Hakeim, husband and wife, by deed from Abdalah Abskharon and Mary Menkrios, of record in Instrument No. 20141216-0114841, dated December 12, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument 20060726-0090037, said Register's Office.

Easement to Tennessee Telephone Co. of record in Instrument No. 20060707-0081730 and Instrument No. 20060707-0081731, said Register's Office.

Easement for Ingress and Egress of record in Instrument No. 20070220-0020794, said Register's Office.

Storm Water Dentention Agreement of record in Instrument No. 20040707-0080492, said Register's Office.

HOA Charter of record in Instrument No. 20060519-0059378, said Register's Office.

Entrance Sign Easement of record in Instrument No. 20070220-0020794, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20060628-0077382, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 246 Grovedale Trace, Antioch, TN 37013
(House No.) (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 our hands this 10th day of January, 2022.

Safwat Nouh
Safwat Nouh

Marina Hakeim
Marina Hakeim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Safwat Nouh and Marina Hakeim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 10th day of January, 2022.

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

1/3/23

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 10, 2022.

J. Carlton Drumwright

January 10, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 10, 2022.

Notary

My Commission Expires: 12/18/22

