WARRANTY DEED

Karen Johnson Davidson County
Batch# 798656 DEEDWARR
02/01/2022 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220201-0011827

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-23

(AFFIX SEAL)

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allie Rose Miller	New Owner	
2632 Ravine Dr. (NAME)	2632 Ravine Dr. (NAME)	14904019400
Nashville, TN 37217 (ADDRESS)	Nashville, TN 37217 (ADDRESS)	
(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, **Girgis Saber and Magdi Samaan**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allie Rose Miller,** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 350 on the plan of Edge-O-Lake Estates, Section 9, of record in Book 3700, Page 131, Regiser's Office for said County.

SAID Lot No. 350 fronts 80.0 feet on the northeaserly margin of Ravine Drive and extends back beween parallel lines 134.35 feet to a dead line.

Being the same property conveyed to Girgis Saber and Magdi Samaan, by virtue of that certain Warranty Deed dated April 19, 2021, and being of record at Instrument No. 20210513-0064653 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Yvette Tisdale by virtue of that certain Quit Claim Deed dated July 11, 2018, and being of record at Instrument No. 20181011-0100889 and Affidavit to Correct at Instrument No. 20181031-0107736 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Willard Brooks by virtue of Affidavit of Heirship Deed dated October 11, 2018 at Instrument No. 20181011-0100885 and Affidavit of Heirship at Instrument No. 2018111-0100885 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Subdivision Restrictions, Building Lines and Easements of record in Plat Book 3700, Page 131, in the Register's Office of Davidson County, Tennessee; Deed Restrictions recorded at Book 4145, Page 195, in the said Register's Office, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 2632 Ravine Dr. Nashville, TN 37217 (unimproved)
(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 21st day of January, 2022.

Girgis Saber

MAGDI SAMAAN

Magdi Samaan,

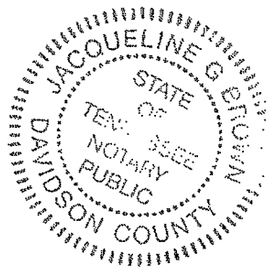
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 21st day of January, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22



Certificate of Authenticity

I, Holly A Mason, 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 1/21/22.

Affiant Signature

1/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of January, 2022

Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22

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