Karen Johnson Davidson County
Batch# 801752 DEEDWARR
02/08/2022 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220208-0014434

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH21-03248

Address of New Owner:	Send Tax Bills to:	Tax Information:
Aboukeer Girgis and Mariam Girgis 1216 Vultee Drive Nashville, TN 37217	SWBC 9311 San Pedro #100 San Antonio, TX 78216	120-01-0-097.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mildred M. Johnson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Aboukeer Girgis and Mariam Girgis**, **husband and wife** hereinafter called the Grantees, their successors 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. 261 on the Map of Miro Meadows Subdivision of record in Book 1424, Page 94 and 95, 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 Milded (sic) M. Johnson, unmarried by Warranty Deed from The Paul E. Pigue Revocable Living Trust of record in Instrument No. 20031104-0161719 Register's Office for Davidson County, Tennessee, dated October 31, 2003 and recorded on November 4, 2003. The correct spelling of grantee's first name is Mildred, erroneously stated in the prior deed as Milded. (Value of consideration shown in aforementioned deed $95,000.00.) Being also known as 1216 Vultee Drive Nashville, Tennessee 37217.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1216 Vultee Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of January, 2022

Mildred M. Johnson

Mildred M. Johnson

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 27 day of January 2022, before me personally appeared Mildred M. Johnson, 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 (or person's) free act and deed.

Robin Zaleski

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 27, 2022.

J. Carlton Drumwright

January 27, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 27, 2022.

Notary

My Commission Expires: 12/18/22

