THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038188**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me, this 26th day of January, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 801757 DEEDWARR
02/08/2022 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $906.50
20220208-0014441

CORTNEY JACKS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mina Kheil 191 2nd Ave South Mt. Juliet, TN 37122	New Owner: Mina Kheil 191 2nd Ave South Mt. Juliet, TN 37122	Tax Parcel ID No. 151 01 0A 132.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amechi Ajekwu, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mina Kheil, ½ Interest, individually, the remaining ½ interest split equally between the following: Ebrahim Nakhla, Gerges Resk & Gerges Soliman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 132 on the Plan of Chatham Pointe, of record in Book 6900 at Page 444 Thru 447, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amechi Ajekwu, by Warranty Deed from Douglas B. Moody and wife, Patricia F. Moody, of record in Book 9835, Page 235, in the Register's Office of Davidson County, Tennessee, dated September 28, 1995 and recorded on October 23, 1995.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chatham Pointe, as recorded in Plat Book 6900, Page(s) 444 Thru 447.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7358, Page 656 as amended in Book 7538, Page 792; Book 7599, Page 812 and Book 8667, Page 381.

Easement for Flowage and Roadway Easement, recorded in Book 3891, Page 476.

Easement recorded in Book 7748, Page(s) 440, 444, 493; Book 9698, Page 51 and Book 9698, Page 104.

This is improved property located at 3213 Newington Cove Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of January, 2022.

Amechi Ajekwu by Morgan Ajekwu, Attorney in Fact

Amechi Ajekwu by Morgan Ajekwu as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Morgan Ajekwu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Amechi Ajekwu and that she is authorized by Amechi Ajekwu to execute this instrument on their behalf.

Witness my hand, at office, this 26th day of January, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Legal Description
(Exhibit A)

21NT03491 151 01 0A 132.00

A certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot Number 132 on the Plan of Chatham Pointe, of record in Book 6900 at page 444-447, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed to Amechi Ajekwu by Warranty Deed from Douglas B. Moody and wife, Patricia F. Moody dated 09/28/1995 recorded 10/23/1995 in Book 9835, Page 237, as Document Number 0114864, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Mina Kheil, 1/2 interest, individually, the remaining 1/2 interest split equally between the following: Ebrahim Nakhla, Gerges Resk and Gerges Soliman by Warranty Deed from Amechi Ajekwu, unmarried dated January 26, 2022 and recorded on_____ in Book_____, Page_____, as Document Number_____, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3213 Newington Cv, Antioch, TN 37013-2537

Tennessee Certification of Electronic Document

I, Kesha Herron 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 1-26-22.

Kesha Herron

Affiant Signature

1-28-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th of January, 2022

Notary's Signature

My Commission Expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

202202080014441