Karen Johnson Davidson County
Batch# 808559 DEEDWARR
02/18/2022 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,433.75
20220218-0019309

WARRANTY DEED

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~Davidson~~ Walton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $381,500.00

Taylor Bell
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 2/17/2022

Garrett Drysdale
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-29-25

STATE OF GEORGIA NOTARY PUBLIC
GARRETT ONAN DRYSDALE
Walton County
My Commission Expires
August 29, 2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3035

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
MCH SFR Property Owner 2 LLC		136-05-0A-128-00-CO
14355 Commerce Way		
Miami Lakes, LF 33016		

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,

Gorge Kamel, aka Gorge Adle Kamel, joined by his wife Mandy Ghabrial

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

MCH SFR Property Owner 2 LLC, a Delaware Limited Liability Company

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:

A Certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 93, as shown on The Enclave at Bayview Estates (formerly known as Bayview Estates), Phase Five, of record in Instrument No. 20040325-0033733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gorge Kamel, aka Gorge Adle Kamel, a single man by Warranty deed from David R. Shoemaker and wife, Missy M. Shoemaker of record in Instrument No. 20160727-0077085 Register's Office for Davidson County, Tennessee, dated July 05, 2016 and recorded on July 27, 2016. (Value of consideration shown in aforementioned deed $203,000.00.) Being also known as 3324 Tinney Place Nashville, Tennessee 37217. Property address being provided for informational purpose only.

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 3324 Tinney Place 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 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 February 7, 2022.

Gorge Kamel, aka Gorge Adle Kamel

Mandy Ghabrial

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gorge Kamel, aka Gorge Adel Kamel and Mandy Ghabrial, 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 February 7, 2022.

Notary Public

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

My Commission Expires: _____

File #: 2022-3035

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 387,500.00

AFFIANT

Subscribed and sworn to before me, this 7 day of February, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

3324 Tinney Place
Nashville, TN 37217

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 02-07-2022 (date of document).

Kayla Short
Affiant Signature

02-07-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 7 day of February, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

