This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15730-RR

Karen Johnson Davidson County
Batch# 808634 DEEDWARR
02/18/2022 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220218-0019406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 9th day of February, 2022.

Notary Public
My Commission Expires: 11/08/2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Magdy Habeb and Joseph Astos 4809 Sandyrock lane Nashville, TN 37013	Magdy Habeb and Joseph Astos 5240 Rice Road Antioch, TN 37013	164 08 0D 129.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mariana Zekry and Thabit F. Badir, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Magdy Habeb and Joseph Astos,,** hereinafter called the Grantee(s), 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. 129 on the Plat of Section Four, Hallmark of record in Instrument No. 20171030-0110849, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mariana Zekry and Thabit F. Bedir, wife and husband, by Warranty Deed from Dennis Butler Builders, LLC, of record in Instrument No. 20181009-0100039, in the Register's Office of Davidson County, Tennessee, dated October 05, 2018 and recorded on October 09, 2018.

This is improved property located at: **4809 Sandyrock lane, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 9th day of February, 2022.

GRANTOR:

Mariana Zekry
Mariana Zekry

Thabit Badir
Thabit F. Badir

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mariana Zekry and Thabit F. Badir, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of February, 2022.

Notary Public
My Commission expires: 9-26-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202202180019406

Certificate of Authenticity

I, Holley 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 2/9/22.

Affiant Signature

2/9/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of February, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY