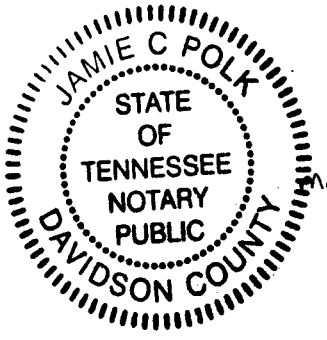
Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $303,300.00

Affiant

Subscribed and sworn to before me this ~~28th~~ 1st day of February, 2022.

Notary Public
My commission expires: 1/3/23

Karen Johnson Davidson County
Batch# 814450 **DEEDWARR**
03/02/2022 03:29:48 PM 4 pgs
Fees: $23.00 Taxes: $1,122.21

20220302-0023921

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Naier Hanna and Magda Nakhla 4330 Summercrest Unit 1104 Antioch, TN 37013	Pinnacle Bank 150 3rd Ave South Ste 1000 Nashville, TN 37201	164-10-0B-003-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Letitia Rhea Greene, an unmarried woman and Letitia R. Greene, Guardian for The Guardianship of D'Andrea Lamont Peebles II.** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Naier Hanna and Magda Nakhla, husband and wife** 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:

Being Unit No. 1104 of Summer Glen Townhomes, Phase 1, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached as Exhibit "B" to and established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record In Instrument No. 20180116-0004525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declaration.

Being the same property conveyed to D'Andrea Lamont Peebles, unmarried and

Letitia Rhea Greene, unmarried by deed from NVR, Inc. a Virginia corporation T/A Ryan Homes of record in Instrument No. 20180927-0095935 Register's Office for Davidson County, Tennessee. D'Andrea Lamont Peebles died intestate on August 18, 2021 leaving as his sole heir D'Andrea Lamont Peebles, II a minor as evidenced by Affidavit of Heirship of record in Instrument No. 20220302-0023920 Register's Office for Davidson County, Tennessee. Letitia R. Greene having been appointed Guardian over D'Andrea Peebles, II by Seventh Circuit Court for Davidson County, Tennessee File No. 21P-2247 and court ordered Guardian to effectuate the sale of the above described property for D'Andrea Lamont Peebles,, II fifty (50%) interest.

This conveyance is made subject to the following:

1. All matters appearing on the Site Plan attached as Exhibit B to Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record In Instrument No. 20180116-0004525 Register's Office for Davidson County, Tennessee.

2. By-Laws for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record In Instrument No. 20180116-0004664 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record In Instrument No. 20180116-0004525 and amended in 201812200123931; 201908070078437; 201909040089474; 202002280022465, and as further amended of record Register's Office for Davidson County, Tennessee.

4. Sewer Easements of record in Instrument No. 200208233-0102072 & 20030923-0140664 Register's Office for Davidson County, Tennessee.

5. Public Utilities Easement of record in Instrument No. 20020828-0104004 Register's Office for Davidson County, Tennessee.

6. Access, Amenities and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement of record in Instrument No. 20161230-0137500 Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Water Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20171122-0119988 Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Storm water Facilities and Systems of record in Instrument No. 20170530-0053248

9. Rights and easements of adjoining landowners in and to any party walls)s) located on insured parcel.

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

This property is improved property known as 4330 Summercrest Boulevard, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 28th day of February, 2022.

Letitia Rhea Greene

The Guardianship of D'Andrea Lamont Peebles II.

By: guardian
Letitia R. Greene, Guardian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of February, 2022, before me personally appeared Letitia Rhea Greene 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's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2022.

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/12/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Letitia R. Greene with whom I am personally acquainted, and who acknowledged herself to be the Guardian of D'Andrea Lamont Peebles II, the within named bargainor, and as such Guardian being authorized so to do, executed this instrument for the purposes therein contained and on behalf of D'Andrea Lamont Peebles II.

Witness my hand, at office, this 28 day of February 2022.

Notary Public

My Commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY