Karen Johnson Davidson County
Batch# 825755 DEEDWARR
03/21/2022 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220321-0032388

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Reda Hanna and Marcil Ezat	SWBC Mortgage	Parcel ID: 164 12 0B 061.00
(NAME)	(NAME)	
916 Post Oak Drive	9311 San Pedro # 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Juan Karlos Ortiz Semidey, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Reda Hanna and Marcil Ezat, husband and wife**, hereinafter called the Grantees, 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. 61 on the plan of Phase Two, Bright Pointe SP Subdivision, of record in Instrument No. 20191108-0115506, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership, by Warranty Deed from Bright Pointe, LLC, a Tennessee limited liability company, of record in Instrument No. 20170417-0037034, in the Register's Office of Davidson County, Tennessee, dated April 13, 2017 and recorded on April 17, 2017.

Being a part of the same property conveyed to Bright Pointe Partners, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership, of record in Instrument No. 20170621-0062570, in the Register's Office of Davidson County, Tennessee, dated June 19, 2017 and recorded on June 21, 2017.

Being a part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed from Bright Pointe Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201006-0115443, in the Register's Office of Davidson County, Tennessee, dated September 30, 2020 and recorded on October 06, 2020.

Being the same property conveyed to Juan Karlos Ortiz Semidey, unmarried man, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20210125-0010531, in the Register's Office of Davidson County, Tennessee, dated January 22, 2021 and recorded on January 25, 2021.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 916 Post Oak Drive, 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 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. 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 our hands this 11th day of March, 2022.

Juan Karlos Ortiz Semidey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Juan Karlos Ortiz Semidey, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of March, 2022.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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 March 11, 2022.

J. Carlton Drumwright

March 11, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 11, 2022.

Notary

My Commission Expires: 12/18/22

