Karen Johnson Davidson County
Batch# 826668 **DEEDWARR**
03/23/2022 09:27:28 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20220323-0033158

Box 14
35651-5
Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-890

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Kathy Goodson
Affiant

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of March, 2022

Notary Public

Commission Expires: 8/6/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sameh Lawendy & Engy Botros 1413 Saddle Crest Mount Juliet, TN 37122	United Wholesale Mortgage, LLC P.O. Box 11733 Newark, NJ 07101-4733	135-14-0B-082.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kelly A. Ingle, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sameh Lawendy & Engy Botros, 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. 81 on the Plan of Ransom Place, Section 1, Phase 2, of record in Plat Book 7900, Page 463, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly A. Ingle, unmarried, by Warranty Deed from Ransom Place Homes, Inc of record in Book 9102, page 435, Register's Office for Davidson County, Tennessee, dated September 24, 1993 and recorded on October 4, 1993..

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1712 Olive Circle, 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, their heirs and assigns forever; and we so 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.

Dated this the 14th day of March, 2022.

Kelly A Ingle

Kelly A. Ingle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of March, 2022, before me personally appeared Kelly A. Ingle, 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 14th day of March, 2022.

Kaylie Payne

Notary Signature
My commission expires:

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON