Karen Johnson Davidson County
Batch# 826703 DEEDWARR
03/23/2022 09:47:21 AM 2 pgs
Fees: $13.00 Taxes: $906.22

20220323-0033207

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,925.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 09/24/2024
(AFFIX SEAL)

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH22-03788

Address of New Owner:	Send Tax Bills to:	Tax Information:
Wagih Soliman and Talaat Hanna 545 Moss Landing Drive Antioch, TN 37013	New Owner	150-02-0-063.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ae Cha Lovett, sole heir at law of William Tom Lovett, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Wagih Soliman, a married man and Talaat Hanna, a married man, as tenants in common** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: tc- wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Percy Priest Meadows, Section Two, as of record in Book 4860, page 15, in the Register's Office for Davidson County, Tennessee, to which plan description is made for a more complete and accurate legal description.

For informational purposes only, subject property address is known as: 545 Moss Landing Drive Antioch, Tennessee 37013.

Being the same property conveyed to William Tom Lovett, unmarried by Special Warranty Deed from The Estate of Mary E. Copin, Regions Bank Executor, of record in Instrument No. 20111031-0084506 Register's Office for Davidson County, Tennessee, dated October 21, 2011 and recorded on October 31, 2011. The said William Tom Lovett having since died on August 13, 2021. (Value of consideration shown in aforementioned deed $95,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 17th day of March, 2022

Ae Cha Lovett by Rena Anne Loflin Att.-in-Fact
Ae Cha Lovett, by Rena Anne Loflin Attorney-in-Fact

CYNTHIA Y. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC GIBSON COUNTY

STATE OF Tennessee

COUNTY OF Gibson

Personally appeared before me, the undersiged, a Notary Public in and for said county and state, Rena Anne Loflin, with whom I am personally acquainted (or has proven to me on the basis of satisfactory evidence) and who, uponoath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Ae Cha Lovett and that she is authorized by Ae Cha Lovett to execute this instrument on her behalf.

WITNESS my hand and official seal this 17 day of March, 2022

Cynthia Taylor
NOTARY PUBLIC

My Commission Expires: 3/12/2024

Rena Anne Loflin in her capacity as Administratrix of the Estate of William Tom Lovett, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

WITNESS my hand this 17th day of March, 2022

Rena Anne Loflin Administratrix
Rena Anne Loflin, Administratrix of the Estate of William Tom Lovett

STATE OF Tennessee

COUNTY OF Gibson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the wihin named Rena Anne Loflin, Administratrix of the Estate of William Tom Lovett, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposed therein contained.

WITNESS my hand and official seal this 17 day of March, 2022

Cynthia Taylor
NOTARY PUBLIC

My Commission Expires: 3/12/2024

CYNTHIA Y. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC GIBSON COUNTY