This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 827215 DEEDWARR
03/23/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220323-0033404

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $420,000

Affiant Signature

Subscribed and sworn to before me on this the 9th Day of March 2022.

Notary Public

My Commission expires 09/16/23

ANAMARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Eriny Kamal
7325 Maroney Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Eriny Kamal
7325 Maroney Drive
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID # 164040C02400CO

WARRANTY DEED

22NT00312

Effective the 9th Day of March, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Erving Ortiz Luna, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Eriny Kamal, Ibrahim Hanna, Sanaa Hanna, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being all of Lot No. 24, on the Final Plat of Hamilton Run Subdivision, Phase 2, a Cluster Lot Subdivision, according to plat and survey appearing of record in Instrument No. 20190521-0047861, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property as conveyed to Erving Ortiz Luna, an unmarried man by Warranty Deed from Ole South Properties dated 06/22/2020 recorded 06/16/2020 in Book NA, Page NA, as Document Number 20200616-0062140, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 7325 Maroney Dr, Antioch, TN 37013-3394

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 9th day of March, 2022

Erving Ortiz Luna

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Erving Ortiz Luna**, the within named bargainer, 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.

Notary Public

ANA MARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

My commission expires:

Tennessee Certification of Electronic Document

I, Anna Bates 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 3/9/22 (date of document).

Anna Bates
Affiant Signature

3/9/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th of March, 2022.

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Notary's Signature
My Commission Expires: