WARRANTY DEED

Karen Johnson Davidson County
Batch# 833678 DEEDWARR
04/04/2022 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220404-0038349

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $465,000.00

Nicolette Cole
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/24/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3244

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nader Awad	**Churchill Mortgage Corporation**	149-15-0A-269.00-CO
1668 Bridgecrest Drive	**1749 Mallory Lane, Suite 100**	
Antioch, TN 37013	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Reda Hanna and Marcil Ezat, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NADER AWAD, UNMARRIED MAN

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Final Subdivision Plat Amendment to Phase 3, Cambridge Forest of record in Plat at Instrument No. 20020503-0054630, (which amended plat of record in Instrument No. 20010628-0068483), 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 Reda Hanna and Marcil Ezat, husband and wife by Warranty deed from Daniel Michael and Fahim Eryan of record in Instrument No. 20180613-0056822 Register's Office for Davidson County, Tennessee, dated June 12, 2018 and recorded on June 13, 2018. (Value of consideration shown in aforementioned deed $309,000.00.) Being also known as 1668 Bridgecrest Drive Antioch, Tennessee 37013. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1668 Bridgecrest 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on March 24, 2022.

REDA HANNA
Reda Hanna

Marcil Ezat
Marcil Ezat

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Reda Hanna and Marcil Ezat, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 24, 2022.

Laurie Damewood
Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires: _____

File #: 2022-3244

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 3/24/22

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 3/24/2022
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 3-24-2022

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

