WARRANTY DEED

Karen Johnson Davidson County
Batch# 838824 DEEDWARR
04/13/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,709.40
20220413-0042563

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $462,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/05/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3366

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Rami Hanna	Pinnacle Bank	164-04-0C-058.00-CO
1509 Hamilton Cross Drive	150 3rd Ave South, Suite 1000	
Antioch, TN 37013	Nashville, TN 37201	

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,

Atef Ayad and Ayda Sharkawy, husband and wife

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

Rami Hanna, an unmarried person

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. 58 on the Plan of Final Plat of Hamilton Run Subdivision, Phase 2, a **Cluster Lot Subdivision of** record in Plat at Instrument No. 20190521-0047861, 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 a portion of the same property conveyed to Ole South/Craighead Joint Venture, a Tennessee joint venture by Warranty deed from Giacchino Spiezio and wife, Elizabeth Spiezio of record in Instrument No. 20150910-0092100 Register's Office for Davidson County, Tennessee, dated September 01, 2015 and recorded on September 10, 2015.

Being a portion of the same property conveyed to Ole South Properties, Inc., **a Tennessee corporation by** Warranty deed from **Ole South/Craighead Joint Venture,** a Tennessee Joint Venture of record **in Instrument No. 20200519-0051469** Register's Office for Davidson County, Tennessee, dated April 29, 2020 and recorded on May 19, 2020.

Being the same property conveyed to Atef Ayad and Ayda Sharkawy, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee corporation of record in Instrument No. 20200930-0112576 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 30, 2020. 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 1509 Hamilton Cross 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 April 5, 2022.

ATEF AYAD
Atef Ayad

Ayda Sharkawy
Ayda Sharkawy

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Atef Ayad and Ayda Sharkawy, 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 April 5, 2022.

Notary Public

My Commission Expires: 9/9/2025

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 2022-3366

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

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 April 5, 2022.

J. Carlton Drumwright

April 5, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 5, 2022.

Notary

My Commission Expires: 12/18/22

