WARRANTY DEED

Karen Johnson Davidson County
Batch# 849918 DEEDWARR
05/03/2022 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220503-0051119

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Osama Hezkyal	New Owner	
(NAME)	(NAME)	
1407 Wayfield Ln.	1407 Wayfield Ln.	135-10-0D-039.00-CO
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Moheb Shenouda and Gorgit Gerges, now known as Gorgit Magdi Shenouda**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Osama Hezkyal,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 39, Villas at Ransom Park, according to Plan of Master Deed appearing of record in Instrument No. 20051025-0128829, Register's Office for 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 conveyed to Gorgit Gerges and Moheb Shenouda by Special Warranty deed from The Bank of New York, as trustee for the benefit of the certificateholders, CWABS, Inc. asset-backed certificates, series 2007-5 of record in Instrument No. 20090811-0075482 Register's Office for Davidson County, Tennessee, dated June 18, 2009 and recorded on August 11, 2009.

Gorgit Gerges, being one and the same and now known as Gorgit Magdi Shenouda pursuant to Petition for Name Change certified on September 17, 2012 in the United States District Court for the Middle District of Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Register's Office for Davison County , Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1055 Capital Fund Ct. Nashville, TN 37217
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 26th day of April, 2022.

Moheb Shenouda
Moheb Shenouda

as Gorgit Magdi Shenouda
Gorgit Gerges now known **Gorgit Gerges, now known as Gorgit Magdi Shenouda**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Moheb Shenouda and Gorgit Gerges, now known as Gorgit Magdi Shenouda**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of April, 2022

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 26, 2022.

Affiant Signature

4/26/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of April, 2022.

Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25

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