Karen Johnson Davidson County
Batch# 849999 DEEDWARR
05/03/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220503-0051233

When recorded, return to:
Providence Title, LLC
25 Century Boulevard
Suite 402
Nashville, TN 37214

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-16874-KS-s

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 26th day of April, 2022.

Notary Public
My Commission Expires: 11-3-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bary Mankarious and Nagwa Gerges 1043 Nave Court Nashville, TN 37214	New Owner 1043 Nave Ct. Nashville, TN 37214	085 14 0B 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Gabriel Curcio and Kristen Curcio, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Bary Mankarious and Nagwa Gerges, husband and wife, as tenants by the entirety, 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. 13 on the Plat of Donelson Downs, a Planned Unit Development, of record in Instrument No. 20190221-0015852, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Gabriel Curcio and Kristen Curcio, husband and wife, by Special Warranty Deed from BMCH Tennessee, LLC, a Delaware limited liability company, of record in Instrument No. 20200401-0034807, in the Register's Office of Davidson County, Tennessee, dated March 31, 2020 and recorded on April 01, 2020.

This is improved property located at: **1043 Nave Court, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2022.

GRANTOR:

Gabriel Curcio

Kristen Curcio

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gabriel Curcio and Kristen Curcio, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

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 4/26/22.

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

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY