This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16742-RR

Karen Johnson Davidson County
Batch# 853393 DEEDWARR
05/11/2022 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20220511-0053700

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $429,000.00.

Nicolette Cole
Affiant

Subscribed and sworn to before me, this the 28th day of April, 2022.

Notary Public
My Commission Expires: _____

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Girgis M. Agaibi 3324 Wellenstein Way Nashville, TN 37013	First Bank Mortgage 5040 Carothers Parkway Ste 109 Franklin, TN 37067	149-15-0A-410.00-CO

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ratna Bahadur Rai and Suk Maya Rai, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Girgis M. Agaibi,*** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

*a married man

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Phase Ten, Cambridge Forest of record in Plat at Instrument No. 20070103-0001061, 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 Ratna Bahadur Rai, a married man by Warranty deed from Youstina Fadallah now known as Youstina Ramzy and Mona Ramzy, wife and husband of record in Instrument No. 20200206-0013981 Register's Office for Davidson County, Tennessee, dated February 05, 2020 and recorded on February 06, 2020.

This is improved property located at: **3324 Wellenstein Way, Nashville, TN 37013**

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 Grantor paying their prorated share thereof to the Grantee 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.

202205110053700

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2022.

GRANTOR:

Ratna Bahadur Rai

Suk Maya Rai

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ratna Bahadur Rai and Suk Maya Rai, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202205110053700

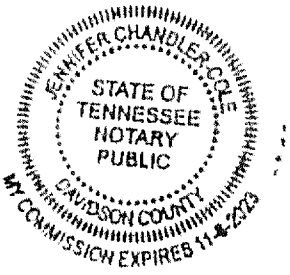
Certificate of Authenticity

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 4-28-2022

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 05-02-22
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me, on 05-02-22

Notary Public: _____
Jennifer Chandler-Cole



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

Phone #: 615-372-0280