Karen Johnson Davidson County
Batch# 853778 DEEDWARR
05/11/2022 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20220511-0054075

WARRANTY DEED

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF April 2022.

(Affix Seal)

Notary Public

My Commission Expires: 9-21-2024

ASHLEY UTLEY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

FARAG-T22061

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Basem Farag and Mariana Gergis, husband and wife	New Owner	180040-A-112.00
3324 Hickory Run	"same"	
Nashville, TN 37211		

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 consideration, the receipt of which is hereby acknowledged, I/we, JILES RITCHIE, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BASEM FARAG AND MARIANA GERGIS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 33 on the Plan of Highland Creek, Section Two of record in Instrument No. 20030424-0055118, as corrected by Surveyors Certificate of Correction of record in Instrument No. 20050310-0026513, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Jiles Ritchie, a married man by Warranty Deed from Anchored Capital, LLC, a Tennessee Limited Liability Company dated 2/9/22 and filed for record on 2/23/22 in Instrument No. 20220223-0020315, in Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3324 Hickory Run, Nashville, Tennessee 37148 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 29th day of April, 2022 :

Jiles Ritchie

STATE OF Tennessee

COUNTY OF

Personally appeared before me, Ginger A Dickey, a Notary Public in and for said County and State, the within named JILES RITCHIE, A MARRIED MAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 29th day of April, 2022.

Notary Public

My Commission Expires: _____

GINGER A DICKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2025

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, 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 29, 2022 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2ND day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

