Karen Johnson Davidson County
Batch# 855624 DEEDWARR
05/16/2022 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220516-0055605

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Magdy Ghatas and Mary Abdelmasih | First Washinton Mortgage, LLC | Parcel ID: 148-03-0-059.00-000 |
| (NAME) 102 Cherokee Hills Drive | (NAME) 2233 Wisconsin Ave NW, Ste. 232 | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Washington, DC 20007 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Mario Henriquez Santos AKA Mario Henriquez and Sandra Henriquez Santos AKA Sandra Henriquez, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Magdy F. Ghatas and Mary A. Awad, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 401 on the Plan of Cherokee Hills Subdivision, Section 4, as of record in Book 3500, Page 113, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mario Henriquez Santos and Sandra Henriquez Santos, husband and wife, By Warranty Deed from Jose Luis Nieves, a single man dated November 09, 2015 recorded November 12, 2015, of record as Instrument No. 20151112-0114839 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 102 Cherokee Hills 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, 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 our hands this 3 day of MAY, 2022

Mario Henriquez

Sandra Henriquez

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Mario Henriquez Santos AKA Mario Henriquez and Sandra Henriquez Santos AKA Sandra Henriquez, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of May, 2022.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **May 3, 2022**.

Date

Tonya Loftin
Affiant Signature

May 5, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 5th day of May, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)