(3)

Karen Johnson Davidson County
Batch# 855670 DEEDWARR
05/16/2022 09:12:40 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20220516-0055679

WARRANTY DEED

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-23-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4682-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mouner Elias	SAME	13500001800
(NAME)	(NAME)	
2029 Rice Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, KARAM KAMEL, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MOUNER ELIAS, 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:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot No. 17 on the Plan of D, W. White's Subdivision at Una, not of record, and an adjacent tract of land, of the Register's Office, Davidson County, Tennessee, and also described according to a survey by John Kohl, Surveyor, dated June 5, 1978, as follows:

Said Lot No. 17 and an adjoining tract of land fronts 75 feet on the Southerly margin of Rice Avenue and runs back between parallel lines, 200 feet to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Karam Kamel, unmarried by Warranty deed from Carl Schwartz and Eric Schwartz and Marcia Ann Schwartz and Kimberly Cecile Erickson, devisees under the will of Virginia M. Schwartz, deceased of record in Instrument No. 20071121-0136389 Register's Office for Davidson County, Tennessee, dated October 29, 2007 and recorded on November 21, 2007.

Anna F. Hooker joins in the execution of this instrument to convey her interest in the property as spouse of Grantor to Grantee.

unimproved ☐
This is improved ☒ property, known as 2029 Rice Avenue, Nashville, TN 37217
(House No.) (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 our hands this 13 day of May, 2022.

Karam Kamel by Alicia Griffith, attorney-in-fact
Karam Kamel by Alicia Griffith, Attorney-in-Fact

Anna F. Hooker by Alicia Griffith, attorney-in-fact
Anna F. Hooker by Alicia Griffith, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Alicia Griffith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Karam Kamel and Anna F. Hooker,** as their Attorney in Fact, as the free act and deed of the within named **Karam Kamel and Anna F. Hooker.**

Witness my hand and official seal this the 13 day of May, 2022.

My Commission Expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE