Karen Johnson Davidson County
Batch# 856365 DEEDWARR
05/17/2022 09:18:52 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20220517-0056411

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Nader Girgiss
Affiant

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0224

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nader Girgiss and Jane Girgiss	New Owner	Map: 10600012800
(NAME) 403 Valley Springs Drive	(NAME)	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($750,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NANCY B. NELMS, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NADER GIRGISS AND JANE GIRGISS, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Millwood, Section Two, as of record in Book 4595, page 152, Register's Office for said County and more particularly described as follows:

Beginning at a point in the Southwesterly margin of Millwood Drive, said point being North 41°00' East from the Southeast right-of-way return at the intersection of Murfreesboro Road and Millwood Drive; thence North 49°00' West 156.4 feet to a concrete monument; thence North 41°00' East 258.16 feet to a concrete monument in the Westerly margin of Millwood Drive; thence with same the following courses and distances: South 16°00' East 77.90 feet to a concrete monument; thence with a curve having a radius of

200 feet Southwestwardly 198.97 feet to a concrete monument; thence South 41°00' West 48 feet to the point of beginning.

Being the same property conveyed to Nancy B. Nelms, married, by Quitclaim Deed from E. Keith Uselton, as Successor Trustee of the Barrett Joint Revocable Living Trust Agreement U/A/D May 30, 1996, and as Personal Representative for the Estate of Rachel S. Barrett and William Kenneth Nelms, III, individually, dated December 21, 2021, of record in Instrument No. 20211222-0168921, said Register's Office. See also Affidavits of Heirship of record in Instrument No. 20120127-0007830 and Instrument No. 20120127-0007831, Quitclaim Deed of record in Book 10103, Page 254 and Warranty Deed of record in Book 5042, Page 362, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4595, Page 152, said Register's Office; (3) All matters of record in Book 4460, Page 84, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 617 Millwood Drive, 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 13th day of May, 2022.

Nancy B Nelms
Nancy B. Nelms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy B. Nelms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 3/6/24

Patricia Nichols
Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY