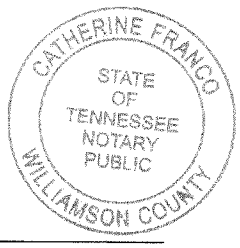
This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-16663-LV



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2022.

Notary Public
My Commission Expires: 5.14.25

Karen Johnson Davidson County
Batch# 858388 DEEDWARR
05/18/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220518-0057783

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Flavio Martinez Perez and Rosalia Ramirez Rosas 343 Willard Drive Nashville, TN 37211	NEW OWNERS	118 095.00 (Wilson County) 124 00 0 081.00 (Davidson County)

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, we, **Azer Rezk (50% Undivided Interest), George Kamel (25% Undivided Interest), Sergio Antonio Ortiz Loza (12.5% Undivided Interest), and Golian Gadalseed (12.5% Undivided Interest)**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Flavio Martinez Perez and Rosalia Ramirez Rosas, a married couple**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Land in Davidson County and Wilson County, Tennessee being Lots No. 4 & 9 on the unrecorded survey of the Odell Binkley, Jr. Property by John D. McCormick dated October 25, 1980, and revised November 15, 1980 described as follows:

Lot No. 4 fronts 157.1 feet on the Easterly side of S. Mount Juliet Road and extends back between parallel lines 1664.0 feet to a deadline in the rear.
Lot No. 9 fronts 50 feet on the Easterly side of South Mount Juliet Road and runs back 1664.0 feet between parallel lines as an access; thence Northerly 640.10 feet to a point; thence Easterly 1227.1 feet to a point; thence Southerly 689.2 feet to a point; thence Westerly 1270.0 feet to the point of beginning.

Being the same property conveyed to Azer Rezk (50% Undivided Interest), George Kamel (25% Undivided Interest), Sergio Antonio Ortiz Loza (12.5% Undivided Interest), and Golian Gadalseed (12.5% Undivided Interest) by Warranty Deed from Johnny W. Kincaid and wife, Anita D. Kincaid, of record in Book 2139, Page 550, in the Register's Office of Wilson County, Tennessee, dated December 06, 2021 and recorded on December 07, 2021. Recorded also in Instrument No. 20211210-0163998, in the Register's Office of Davidson County, Tennessee, dated December 06, 2021 and recorded December 10, 2021.

Being the same property conveyed to Johnny W. Kincaid and wife, Anita D. Kincaid by Warranty Deed from Third National Bank in Nashville of record in Deed Book 383, Page 977, in the Register's Office of Wilson County, Tennessee, dated September 25, 1981 and recorded

on November 21, 1981. Recorded also in Book 5820, Page 294, in the Register's Office of Davidson County, Tennessee, dated September 25, 1981 and recorded November 18, 1981.

This is unimproved property located at: **0 S Mt Juliet Rd, Hermitage, TN 37076**

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2022.

GRANTOR:

Azer Rezk

George Kamel

Sergio Antonio Ortiz Loza

Golian Gadalseed

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Azer Rezk, George Kamel, Sergio Antonio Ortiz Loza, and Golian Gadalseed, 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 20th day of May, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 5-9, 2022.

Affiant
Date: May 12, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12 day of May 2022.

Notary Public

My Commission Expires: 11/15/2025

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY