This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-17416-LV

Karen Johnson Davidson County
Batch# 862826 DEEDWARR
05/26/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220526-0060983

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2022.

Notary Public
My Commission Expires: 3/12/2024

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Beshoy Shenouda and Yostina M. Kalliny 5560 Dory Drive Antioch, TN 37013	FirstBank 722 Columbia Avenue Franklin, TN 37064	151 09 0B 193.00

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, **Wafaa Guirguis and Fayda Rofail, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Beshoy Shenouda and Yostina M. Kalliny, husband and wife**, hereinafter called the Grantee(s), 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. 127 on the Plan of Phase 4, Lakeside Cove at Percy Priest, of record in Instrument No. 20070607-0068360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wafaa Guirguis and Fayda Rofail, by Quitclaim Deed from George Guirguis, of record in Instrument No. 20170525-0052242, in the Register's Office of Davidson County, Tennessee, dated May 24, 2017 and recorded on May 25, 2017.

Being the same property conveyed to George Guirguis, by Quitclaim Deed from Nevein Soliman, of record in Instrument No. 20120727-0066405, in the Register's Office of Davidson County, Tennessee, dated July 21, 2012 and recorded on July 27, 2012.

Being the same property conveyed to George W. Guirguis, married, by Warranty Deed from Tennessee Housing Development Agency, of record in Instrument No. 20091230-0118296, in the Register's Office of Davidson County, Tennessee, dated December 22, 2009 and recorded on December 30, 2009.

This is improved property located at: **5560 Dory Drive, Antioch, TN 37013.**

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 13th day of May, 2022.

GRANTOR:

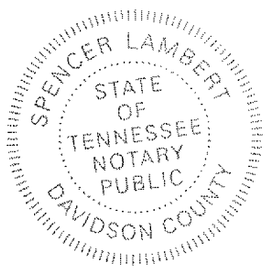
Fayda Rofail
Fayda Rofail

Wafaa Guirguis
Wafaa Guirguis

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fayda Rofail and Wafaa Guirguis, 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 13th day of May, 2022.



Notary Public
My Commission expires: 11/4/24

202205260060983

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/13/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/13/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 **day of** May, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM