WARRANTY DEED

Karen Johnson Davidson County
Batch# 864520 DEEDWARR
05/27/2022 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220527-0062121

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $410,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/24/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

KRYSTN T. BURRELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3597

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Gorgina Nasef and Adel Kamel	FirstBank	176-06-0A-067.00-CO
7042 Paisley Wood Dr	722 Columbia Avenue	
Antioch, TN 37013	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF **TEN DOLLARS**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mina Shaker, a single person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gorgina Nasef, an unmarried woman and Adel Kamel, a married man, joint tenants with rights of survivorship

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. 67 on the Plan of Final Subdivision Plat, Heritage Landing - Phase I of record in Plat at Instrument No. 20200422-0042094, revision of Instrument Number 20200122-0007826, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mina Shaker, a single person by Special Warranty deed from D. R. Horton, Inc., a Delaware Corporation of record in Instrument No. 20201218-0150552 Register's Office for Davidson County, Tennessee, dated December 10, 2020 and recorded on December 18, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 7042 Paisley Wood Dr 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on May 24, 2022.

Mina Shaker

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mina Shaker, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 24, 2022.

Notary Public

KRISTIN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2022-3597

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 24, 2022.

J. Carlton Drumwright

May 24, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 24, 2022.

Notary

My Commission Expires: 12/18/22

