WARRANTY DEED

File #2022030291

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFI

Karen Johnson Davidson County
Batch# 865434 DEEDWARR
06/01/2022 08:49:07 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220601-0062955

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Catherine Wessel and Matthew Steven Ross	new owners	093-16-0-113.00-CO
(NAME)	(NAME)	
89 Maury Street	55 Richardson Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210	San Francisco CA 94123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Hany Ghatas, a married man** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Catherine Wessel and Matthew Steven Ross, wife and husband** 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. 114 on the Plan of Maury and Claiborne's Addition to Nashville of record in Plat Book 21, Pages 84 and 85, 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 Josh Hellmer, married by Warranty deed from Carolyn P. Mooney, unmarried of record in Instrument No. 20180607-0054796 Register's Office for Davidson County, Tennessee, dated June 01, 2018 and recorded on June 07, 2018.

Being the same property conveyed to Hany Ghatas by Warranty deed from Josh Hellmer, married of record in Instrument No. 20200716-0078068 Register's Office for Davidson County, Tennessee, dated July 14, 2020 and recorded on July 16, 2020.

"This is neither the principal residence of the Grantor, nor his spouse, nor any dependents

unimproved ☐
This is improved × property, known as **89 Maury Street, Nashville,TN,37210**

(House Number) (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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-SB-22-89

Witness our hands this 19th day of May, 2022.

Hany Ghatas

Hany Ghatas

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Hany Ghatas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 19th day of May, 2022.

Notary Public

Commission expires:

8/22/22

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128