Karen Johnson Davidson County
Batch# 871654 DEEDWARR
06/15/2022 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220615-0068165

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2483

~~STATE OF TENNESSEE~~
~~COUNTY OF Williamson~~ District of Columbia: ss

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31 day of May, 2022

Nicole L. Battle
Notary Public

Commission Expires: 2/29/2024

NICOLE L. BATTLE NOTARY PUBLIC EXP. 2-29-24 DISTRICT OF COLUMBIA

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samuel Nageeb and Ragaa Gattas 1382 Rural Hill Road #310 Antioch, TN 37013	Movement Mortgage 8024 Calvin Hall Rd Indian Land, SC 29707	163-02-0C-310.00-CO

WARRANTY DEED

FOR AND IN 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,

Tiffany Jackson, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel Nageeb and Ragaa Gattas, a married couple

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 Unit No. 310 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063, and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws.

Being the same property conveyed to Tiffany Jackson, single woman, by Warranty Deed

from Red Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20190702-0064645 Register's Office for Davidson County, Tennessee, dated June 20, 2019 and recorded on July 2, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1382 Rural Hill Road #310, 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, their heirs and assigns forever; and we so 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.

Dated this the 31st day of May, 2022.

Tiffany Jackson

STATE OF DC
COUNTY OF District of Columbia

On this day of May, 2022, before me personally appeared Tiffany Jackson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31 day of May, 2022.

Nicole L Battle
Notary Signature
My commission expires: 2/29/2024

NICOLE L. BATTLE NOTARY PUBLIC DISTRICT OF COLUMBIA EXP. 2-29-24

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 31, 2022.

J. Carlton Drumwright

May 31, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 31, 2022.

Notary

My Commission Expires: 12/18/22

