Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17555-MC

Karen Johnson Davidson County
Batch# 874030 DEEDWARR
06/21/2022 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220621-0070144

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Romany Natee Said
Affiant

Subscribed and sworn to before me, this the 14th day of June, 2022.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Romany Natee Said 5836 Monroe Crossing Antioch, TN 37013	SWBC Mortgage Corporation 9311 San Pedro Ave Suite 100 San Antonio, TX 78216	163-16-0D-001.00-CO

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, I/we, **Hany Hassan and Rania Elsayed, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Romany Natee Said, a married man,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit/Lot Number 1, together with common areas, as established by Declaration of Conditions and Restrictions for Centerview at Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180710-0066588, as amended in Instrument Number 20180718-0069941, being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more completed description of the property.

Being the same property conveyed to Hany Hassan and Rania Elsayed, husband and wife, by Warranty deed from Lake Forest Homes, Inc., a Tennessee Corporation of record in Instrument No. 20190904-0089047, Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 04, 2019. (Value of consideration shown in aforementioned deed $194,990.00.)

This is ☒ improved or ☐ unimproved property located at: **5836 Monroe Crossing, 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 14th day of June, 2022.

GRANTOR:

Hany Hassan

Hany Hassan

Rania Elsayed

Rania Elsayed

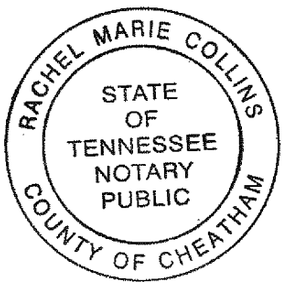
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hany Hassan and Rania Elsayed, 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 14th day of June, 2022.

Rachel Marie Collins

Notary Public
My Commission expires: 3-6-2024



Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 June 14, 2022

Storey Carver
Affiant Signature

6/14/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of June 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

