# WARRANTY DEED

Karen Johnson Davidson County
Batch# 885382 DEEDWARR
07/07/2022 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220707-0078417

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $420,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/06/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

KRYSTIN 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 # 2022-3752

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| **Walied Sedeik** | Churchill Mortgage Corporation | 175-06-0A-154.00-CO |
| 5120 Preserve Boulevard | 1749 Mallory Lane, Ste 100 | |
| Antioch, TN 37013 | Brentwood, TN 37027 | |

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 Y. Sadek and Romany Y. Sadek, joint tenants with right of survivorship**

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

**Walied Sedeik, unmarried man**

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. 110 (One Hundred Ten) on the Plan of Final Plat of Phase One, Section Two, The Preserve at Old Hickory, "Cluster Lot Subdivision", of record in Plat at Instrument No. 20061031-0135248, 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 Y. Sadek and Romany Y. Sadek, joint tenants with right of survivorship by** Warranty deed from Girgis Haleem Motawes, a **single man of record in Instrument No. 20201102-0127947 Register's Office for** Davidson County, Tennessee, dated October 23, 2020 and recorded on November 02, 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 5120 Preserve Boulevard 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 July 6, 2022.

Mina Y Sadek
Mina Y. Sadek

Romany Y Sadek
Romany Y. Sadek

**STATE OF** TN

**COUNTY OF** Wilson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Mina Y. Sadek and Romany Y. Sadek, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 6, 2022.

Notary Public

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

My Commission Expires: _____

**File #: 2022-3752**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 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 July 6, 2022.

J. Carlton Drumwright

July 6, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 6, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY