# WARRANTY DEED

Karen Johnson Davidson County
Batch# 886007 DEEDWARR
07/08/2022 10:46:27 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20220708-0078822

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

EMAD SALEH
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2022

CD2
Notary Public

MY COMMISSION EXPIRES: 9-20-2022

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Emad Nageh Saleh | United Wholesale Mortgage | 165-05-0A-079.00 |
| (NAME) 1061 Kirby Dr ~~221 Oceanfront Cir S~~ | (NAME) 585 South Blvd E | |
| (ADDRESS) Nashville 37217 ~~Antioch~~, TN ~~37013~~ | (ADDRESS) Pontiac, MI 48341 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Girgis Saber, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emad Nageh Saleh, unmarried,** 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 all of Lot No. 79, Subdivison Plat, Section 1, Phase 1, South Shore, of record in Instrument Number 20020624-0075604, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert Luckey Jr., unmarried from Clayton Properties Group, Inc., a Tennessee corporation, by Warranty Deed on May 5, 2017, of record in Instrument Number 20170509-0045983, Register's Office for Davidson County, Tennessee. Further conveyed to Girgis Saber from Roberty Luckey, Jr., an unmarried man by Warranty Deed on May 18, 2022, of record in Instrument Number 20220526-0061224, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 221 Oceanfront Cir S, Antioch, TN 37013
(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.

Witness my/our hands this 27th day of June, 2022.

Girgis Saber

State of Tennessee
County of Davidson

Personally appeared before me Girgis Saber, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of June, 2022.

Notary Public _____
My Commission Expires: 9-20-2022

File No.: 202206006

