Karen Johnson Davidson County
Batch# 887028 DEEDWARR
07/11/2022 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $584.60
20220711-0079366

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0432

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Saber Hanna and Shawki Ghatas | NEW OWNER | Map: 14903009100 |
| (NAME) P.O. Box 17673 | (NAME) PO BOX 17673 | |
| (ADDRESS) Nashville, TN 37217 | (ADDRESS) Nashville, TN 37217 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS ($158,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**ANDREA D. DOWLEN, UNMARRIED,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**SABER HANNA, A MARRIED MAN AND SHAWKI GHATAS, A MARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,**

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. 12A on the plan of Zone Lot Division Edge-O-Lake Villa, Lots 9 thru 15, of record in Plat Book 6900, Page 376, Register's Office for said County, as amended by Surveyor Certificate of record in Book 8481, Page 783, said Register's Office.

Said Lot No. 12A fronts 32.02 feet on the easterly margin of Murfreesboro Pike and extends back 182.78 feet on the northerly line and 177.64 feet on the southerly line to a dead line in the rear, measuring 34.75 feet thereon.

Being the same property conveyed to Andrea D. Dowlen, by Quitclaim Deed from Resolution Trust Corporation as receiver for Lincoln Federal Savings and Loan Association, of record in Book 8422, Page 238, re-recorded in Book 8808, Page 21, dated July 31, 1991, Register's Office for said County. See also Trustee's Deed of record in Book 7047, Page 834, said Register's Office.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 376, corrected in Book 8481, Page 783, said Register's Office; (3) Maintenance Agreement of record in Book 6149, Page 138, in the Register's Office for Davidson County, Tennessee; (4) All matters of record in Book 5200, Page 644, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6275, Page 449, and Book 6661, Page 384, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2434 Scott Valley Dr., Nashville, TN 37217
(House No.) (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 hand this 8th day of July, 2022.

Andrea D. Dowlen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrea D. Dowlen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 8th day of July, 2022.

My Commission Expires: 3/6/24

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## Certificate of Authenticity

I, Holly A Mason, 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 the 8 day of July, 2022.

Affiant Signature

7/8/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of July, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY