WARRANTY DEED

Karen Johnson Davidson County
Batch# 900728 DEEDWARR
08/09/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,536.61
20220809-0090435

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,300.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/8/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3903

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Abouelkhir Shalaby, Samia Hennes and Kerolos Shalaby	~~U.S. Bank~~ New owner	164-04-0C-100.00-CO
1304 Maritime Port	~~4801 Frederica St.~~ 543 Sunflower D	
Antioch, TN 37013	~~Owensboro, KY 42301~~ Smyrna, TN 37167	

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,

Wassim E. Beshara, an unmarried man

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

Abouelkhir Shalaby and Samia Hennes, husband and wife and Kerolos Shalaby, a single 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. 100 on the Plan of Final Plat of Hamilton Run Subdivision, Phase 2, a Cluster Lot Subdivision of record in Plat at Instrument No. 20190521-0047861, 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 a portion of the same property conveyed to Ole South Properties INC, a Tennessee corporation by Warranty deed from Ole South/Craighead Joint Venture, a Tennessee Joint Venture of record in Instrument No. 20200207-0014457 Register's Office for Davidson County, Tennessee, dated January 28, 2020 and recorded on February 07, 2020.

Being the same property conveyed to Wassim E. Beshara, an unmarried man by Warranty deed from Ole South Properties INC, a Tennessee corporation of record in Instrument No. 20200731-0084701 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on July 31, 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 1304 Maritime Port 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 12, 2022.

Wassim E Beshara
Wassim E. Beshara

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Wassim E. Beshara, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 12, 2022.

Notary Public

My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

File #: 2022-3903

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Holly 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 8/8/22.

Affiant Signature

8/8/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature

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

My Commission Expires: 1-6-25