WARRANTY DEED

Karen Johnson Davidson County
Batch# 900832 DEEDWARR
08/09/2022 02:14:35 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20220809-0090591

Y-DHR-22-4101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/26

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07.09.2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Youssef Ghaly and Hanna R Tereasa	**First Bank**	
(NAME)	(NAME)	**183-05-0A-083.00-CO**
109 Painter Dr	**722 Columbia Avenue**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SOLYMAN ABDELMASEH AND WAFAA S. GHALY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YOUSSEF GHALY AND HANNA R TEREASA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 401 on the Plan of Phase One, Section Three, October Woods of record in Boundary Plat in Plat Book 9700, Page 909, amended in Plat Book 9700, Pages 229 and 230, 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 Solyman Abdelmaseh and Wafaa S. Ghaly, husband and wife by Warranty deed from Robert Sauer and Kristin Sauer (formerly known as Kristin Wilson), husband and wife of record in Instrument No. 20190425-0038074 Register's Office for Davidson County, Tennessee, dated April 22, 2019 and recorded on April 25, 2019.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 909, amended in Plat Book 9700, Pages 229 and 230, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10181, Page 986, Register's Office for Davidson County, Tennessee
- Charter and Articles of Incorporation of October Woods Homeowners' Association, Inc of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10951, Page 709, in the Register's Office for Davidson County, Tennessee.
- By-Laws of October Woods Homeowners' Association, Inc of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee.
- Final Decree Vesting Title of Property in Petitioner of record in Book 8443, Page 75, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 9771, Page 560, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10010, Page 50, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4101 October Woods Dr, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 8th DAY OF AUGUST, 2022.

Solyman Abdelmaseh

Solyman Abdelmaseh

Wafaa S. Ghaly

Wafaa S. Ghaly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of August, 2022.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of August, 2022.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212