Karen Johnson Davidson County
Batch# 903435 DEEDWARR
08/15/2022 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220815-0092457

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:
3.3.2025
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH22-04714

Address of New Owner:	Send Tax Bills to:	Tax Information:
Maged Zaki and Sawsan Gerges 1009 Lonsway Cir. Antioch, TN 37013	New Owner	150-09-0A-100.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Steven Foster and wife, Sara E. Foster,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Maged Zaki and Sawsan Gerges, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 254 on the Plan of Forest View Park, Section VIII of record in Plat Book 6900, Page 633, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Steven Foster and wife, Sara E. Foster by Warranty Deed from Fox Ridge Homes, Inc. of record in Book 8474, Page 471, Register's Office for Davidson County, Tennessee, dated October 25, 1991 and recorded on October 30, 1991. (Value or consideration shown in aforementioned deed $80,875.00.).

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1009 Lonsway Cir., 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of August, 2022

Charles Steven Foster

Sara E. Foster

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles Steven Foster and Sara E. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 12th day of August, 2022

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 8/12/22.

Affiant Signature

8/12/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of August, 2022.

Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25

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