Karen Johnson Davidson County
Batch# 905624 DEEDWARR
08/19/2022 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20220819-0094145

Prepared By and Return to:
Authority Title and Escrow
319 Hickerson Dr Ste F
Murfreesboro, TN 37139

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

File Number: TN-22-1121

SHANNON GILBERT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Subscribed and sworn to before me, this 15th day of August, 2022.

Notary Public
My Commission Expires: 8/19/23

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Anisa Zaki Farag Shenouda	New Owner	117-11-0J-238.00-CO
2025 Woodmont Boulevard APT 238		
Nashville, TN 37215		

For and in consideration of the sum of ten dollars & 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, **Joseph Mikhail, an unmarried man**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anisa Zaki Farag Shenouda, widowed,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 238, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by master deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, amended at Instrument Nos. 20050404-0036415 and 20050512-0053861, Register's Office for Davidson County, Tennessee said unit being depicted on the condominium site Plan attached as Exhibit C to the aforementioned master dee.

Being the same property conveyed to Joseph Mikhail, an unmarried by Warranty deed from Barbara Ann Ripley and Scott James Ripley, as Trustees of the Barbara Ann Ripley Revocable Trust Dated, 07/21/2001 of record in Instrument No. 20170302-0020623 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on March 02, 2017.

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 2025 Woodmont Boulevard, APT 238, Nashville, TN 37215.

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.

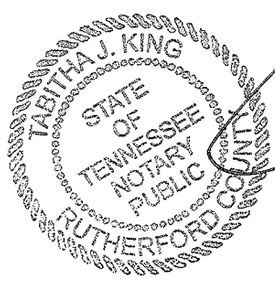
WITNESS my hand this 15th day of August, 2022.

Joseph Mikhail

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 Joseph Mikhail with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 15th day of August, 2022.



Notary Public at Large
My Commission Expires: 2/22/25

Tennessee Certification of Electronic Document

I, Katelyn Taylor, 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 8/15/22 (date of document).

Katelyn Taylor
Affiant Signature

8/19/22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 19 day of August, 2022.

Shannon Gilbert
Notary's Signature

MY COMMISSION EXPIRES: 2/19/23

NOTARY'S SEAL

