Karen Johnson Davidson County
Batch# 915044 DEEDWARR
09/12/2022 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220912-0101367

Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203

File No. 1-18184-MC

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741728

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $365,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of September, 2022.

Notary Public
My Commission Expires: 3-6-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adel Soliman	United Wholesale Mtg.	Tax Parcel ID No.
1309 Twin Circle Drive	585 South Blvd E	149 12 0B 031.00
Nashville TN 37217	Pontiac MI 48341	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Bennett and wife, Rosette Bennett,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adel Saber Attalla Soliman, a married man, as sole owner,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Forest Cove, Phase 1, of record in Book 9700, Page 754, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to David Bennett and wife, Rosette Bennett, by Warranty Deed from Hearthside Homes, LLC, of record in Book 11463, Page 548, in the Register's Office of Davidson County, Tennessee, dated April 19, 1999 and recorded on May 5, 1999.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 1 Forest Cove, as recorded in Plat Book 9700, Page(s) 754.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11149, Page 641; amended in Book 11313, Page 436.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7181, Page 183; Book 7582, Page 193.

This is improved property located at 1309 Twin Circle Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2022.

David Bennett

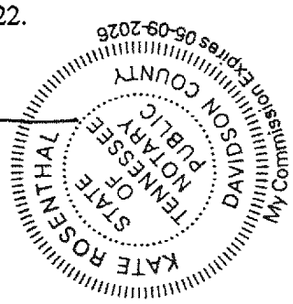
Rosette Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Bennett and Rosette Bennett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2022.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 September 9, 2022.

Storey Carver
Affiant Signature

9/9/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of September 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

