BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 924558 DEEDWARR
10/03/2022 10:37:11 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20221003-0108659

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$365,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF September, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Wael Zenal Abdeen Sedr and Ayman Sader	SAME AS NEW OWNER	092-02-0-279.00
(Name)	(Name)	
7504 Oakhaven Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BETTY D. SIMS, FRANK REEDUS, III, ANTHONY FRANK SIMS, ANGELA SIMS, ANGEL M. SIMS WRIGHT, CANDY REEDUS, PRINCESS L. REEDUS, CARMEN MOORE-MINOR, DUANNA MOORE CATO, RONTERESE WISEMAN, JERMAINE WISEMAN, RONNETTA GAUSE AND MONIQUE SANDERS** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WAEL ZENAL ABDEEN SEDR, married AND AYMAN SADER, married, as Tenants in Common,** 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(s) 42, as shown on the map entitled the Map of E. T. Holeman's Subdivision of Lots 41, 42 and 43 of Boyd McNairy's Plan, of record in Book 161, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Frank Reedus, Jr and Betty D. Sims by Warranty Deed from Dilla Freeman Burt of record in Book 4037, Page 621, in the Register's Office of Davidson County, Tennessee, dated July 18, 1966 and recorded July 21, 1966. Frank Reedus, Jr. died intestate on November 13, 2006 leaving to his heirs at law Frank Reedus, III, Anthony Frank Sims, Angela Sims, Angel M. Sims-Wright, Candy Reedus, Princess L. Reedus, Carmen Moore-Minor, Duanna Moore Cato and Ronald Martin as listed in Probate docket No. 07P-80 in the Seventh Circuit Court for Davidson County, Tennessee and Affidavit of Heirship recorded in Instrument No. 20090929-0090386. Ronald Martin, heir of Frank Reedus, Jr., died intestate December 30, 2019 leaving his interest to his heirs at law Ronterese Wiseman, Jermaine Wiseman, Ronnetta Gause and Monique Sanders, as shown in Affidavits of Heirship in Instrument No. 20220527-0062093, Instrument No. 20220607-0064895 and Instrument No. 20220718-0082119 , in said Registers office. Pursuant to the order for Sale of record in Case No. 20-013-IV in the Chancery Court for Davidson County, Tennessee, in Nashville, dated April 4th,2022 Frank Reedus , Anthony D. Sims and Duanna Cato are authorized to execute and convey said property on behalf of all vested parties.

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 and assigns forever, and we do covenant with 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 is 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.

Executed by my hand this 29th of September, 2022..

Anthony F. Sims

Frank Reedus, III

Duanna Moore Cato

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Brayant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Anthony F. Sims and Frank Reedus,III and Duanna Moore Cato** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th of September, 2022.

Notary Public

My Commission Expires: May 9, 2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211