WARRANTY DEED

Karen Johnson Davidson County
Batch# 926148 DEEDWARR
10/05/2022 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20221005-0110016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-2023

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

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

File No.: 2022080162

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Morgan Morgan and Gihan Gawargy	New Owner c/o SWBC Mortgage Corp	
(NAME) 208 Maxwell Pl	(NAME) 9311 San Pedro #100	176-01-0B-039.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTEEN THOUSAND AND NO/100 Dollars ($315,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, IBRAHIM Y YACOUB AND NADIA F GIRGIS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MORGAN MORGAN AND GIHAN GAWARGY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, 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) 117, as shown on the map entitled the Plan of Maxwell Place P.U.D, of record in Instrument No. 20050418-0042714 and corrected in Instrument No. 20050614-0067855, 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 IBRAHIM Y. YACOUB AND NADIA F. GIRGIS, HUSBAND AND WIFE, by deed from THE SECRETARY OF VETERANS AFFAIRS, of record in Instrument No. 20130411-0035825, dated April 10, 2013, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 208 Maxwell Pl, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 30th of September, 2022.

Ibrahim Y Yacoub

Nadia F Girgis

STATE OF Tennessee

County OF Davidson

Before me, Jennifer Chandler-Cole, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Ibrahim Y Yacoub and Nadia F Girgis** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of September, 2022.

Notary Public

My Commission Expires:

JENNIFER CHANDLER-COLE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

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

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 9/28/22.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 9/28/22

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 9/28/22.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

