23NT01387

Karen Johnson Davidson County
Batch# 928150 DEEDWARR
10/12/2022 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,616.90
20221012-0111661

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/12/2026

(AFFIX SEAL)

KERI BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH22-04967

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sozy Labib and Abram Zaki 6473 Paddington Way Antioch, TN 37013	Sozy Labib and Abram Zaki 6473 Paddington Way Antioch, TN 37013	151-09-0A-352.00-CO

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, **Jeremiah J. Tweedy, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sozy Labib and Abram Zaki, wife and husband**, 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:

> Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Long Hunter Chase, Phase 3, Section 3A, a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20081014-0103114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jeremiah J. Tweedy, a married man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20160926-0101010 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 26, 2016. (Value of consideration shown in aforementioned deed $251,250.00.)

Linnea L. Tweedy, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her martial interests, if any, in the subject property.

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: 6473 Paddington Way, 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 7th day of October, 2022

Jeremiah J. Tweedy

Linnea L. Tweedy

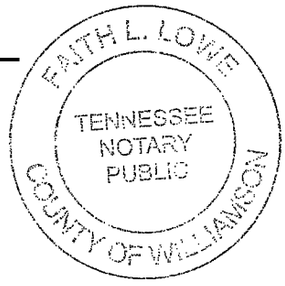
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeremiah J. Tweedy and Linnea L. Tweedy, 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 Brentwood, Tennessee, this 7th day of October, 2022.

Notary Public

My Commission Expires: 06.14.25



Tennessee Certification of Electronic Document

I, Ruth Turner 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 10/7/2022 (date of document).

Affiant Signature

10/11/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of Oct., 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24