Karen Johnson Davidson County
Batch# 939730 DEEDWARR
11/09/2022 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20221109-0120267

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ day of November, 2022

Notary Public

MY COMMISSION EXPIRES: 1/6/25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheridan Jemison	New Owner	173-09-0A-114-00C0
(NAME) 7307 Althorp Way	(NAME)	
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ASHRAF SAMI TORKY AND NASHWA GAMAL EL DIN EID, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHERIDAN JEMISON, UNMARRIED,

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:

BEING LOT NO. 4 ON THE MAP/PLAN OF LENOX VILLIAGE, SECTION 2, REVISION 1, AS SHOWN ON THE PLAT OF RECORD IN INSTRUMENT NO. 20020731-0091872, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEROF.

Being the same property conveyed to Ashraf Sami Torky and Nashwa Gamal El Din Eid, husband and wife by Deed dated May 25, 2021 from Ashraf Sami Torky, Trustee of the Ashraf Sami Torky Trust, recorded September 1, 2021, in Instrument Number 20210901-0117779, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 7307 Althorp Way, Nashville, TN 37211

LT&E File #19739

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

Witness my/our hand(s) this 2ND day of November, 2022

Ashraf Sami Torky

Nashwa Gamal El Din Eid

Nashwa Gamal El Din Eid

STATE OF WASHINGTON
COUNTY OF KING

On this 2ND day of November, 2022, before me personally appeared Ashraf Sami Torky and Nashwa Gamal El Din Eid, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2ND day of November, 2022.

Notary Signature Kim Nelson
My commission expires: 5.12.2025

KIM NELSON
Notary Public
State of Washington
Commission # 159034
My Comm. Expires May 12, 2025

LT&E File #19739

Tennessee Certification of Electronic Document

I, Jessica Gebhart, 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 11/2/2022 (date of document).

Jessica Gebhart
Affiant Signature

11/9/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of November, 2022.

Baille McMahan
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

