This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19653-MC

Return to:
Midtown Title and Escrow, LLC
2312 21st Avenue South
Nashville, TN 37212
CP-22-545

Karen Johnson Davidson County
Batch# 944317 **DEEDWARR**
11/23/2022 11:04:54 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30

20221123-0123981

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $349,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2022.

Notary Public
My Commission Expires: 08/11/2023

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 08/11/2023 CHEATHAM COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katy Taylor and Zachary Taylor 545 Moss Landing Drive Antioch, TN 37013	Same as new owner	150-02-0-063.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Wagih Soliman, a married man, and Talaat Hanna, a married man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katy Taylor and Zachary Taylor, wife and husband,** hereinafter called the Grantee(s), his/her/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 No. 58 on the Plan of Percy Priest Meadows, Section Two of record in Plat Book 4860, Page 15, 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 Wagih Soliman, a married man and Talaat Hanna, a married man, as tenants in common by Warranty deed from Ae Cha Lovett, sole heir at law of William Tom Lovett, deceased of record in Instrument No. 20220323-0033207 Register's Office for Davidson County, Tennessee, dated March 17, 2022 and recorded on March 23, 2022.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This is ☒ improved or ☐ unimproved property located at: **545 Moss Landing Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2023 and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 ~~21st~~ 18th day of November, 2022. T.H W.S

GRANTOR:

Wagih Soliman

Wagih Soliman

Talaat Hanna

Talaat Hanna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Wagih Soliman and Talaat Hanna**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~21st~~ 18th day of November, 2022. JM

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1-6-2024