20NT0152

Name and Address of New Owner:
Ragy Gobrael, Eman K. Hennes, and Pod Merna Gobrael
4701 Rockland Trail
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 945480 DEEDWARR
11/29/2022 12:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20221129-0125160

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 176050C00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael D. Hightower and Sadia O. Hightower f/k/a Sadia Omar Hagi Musa, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ragy Gobrael, Eman K. Hennes, and Pod Merna Gobrael,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot Number 1 on the Plan of Final Plat Waterbrooke of record in Instrument No. 200509140110516; Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Michael D. Hightower and Sadia O. Hightower f/k/a Sadia Omar Hagi Musa, husband and wife by Warranty Deed from Corinthian Custom Homes, Inc., dated December 27, 2007, of record in Instrument No. 20071228-0148530, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4701 Rockland Trail, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22 day of November, 2022.

_____ (SEAL)
Michael D. Hightower

_____ (SEAL)
Sadia O. Hightower

STATE OF Maryland
COUNTY OF Harford

On this 22 day of November, 2022, before me personally appeared Michael D. Hightower and Sadia O. Hightower, 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 22 day of November, 2022.

_____
Notary Signature
My commission expires: 04/04/2026

BEN STRAUB
NOTARY PUBLIC
HARFORD COUNTY, MARYLAND
MY COMMISSION EXPIRES APRIL 4, 2026

AFFIDAVIT OF VALUE

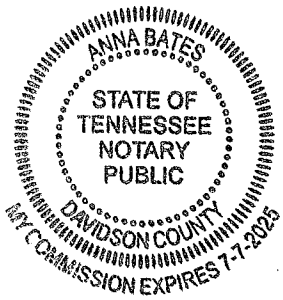
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$445,000.00**, which amount is equal to or greater than the amount which the ~~property transferred~~ would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of November, 2022.

Notary Signature
My commission expires:



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 11/29/2022 (date of document).

Affiant Signature

11/29/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 of Nov., 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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