Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-5424

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of January, 2023

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 964169 DEEDWARR
01/25/2023 09:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20230125-0005632

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ibrahim Elkhawaga 5032 McLendon Drive Antioch, TN 37013	United Wholesale Mortgage, LLC PO Box 202028 Florence, SC 29502	162-07-0-110.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Mang Kap, a single man, and Thang Mung, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ibrahim Elkhawaga, 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:

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Section One, Colewood Hills, of record in Book 4300, Page 130, Register's Office, Davidson County, Tennessee.

Said Lot No. 30 fronts 80.00 feet on the Easterly margin of McLendon Drive and extends back 179.87 feet on the Northerly line and 166.99 feet on the Southerly line to a dead line in the rear, measuring 81.03 feet thereon.

Being the same property conveyed to Thang Mung, a single man, and Mang Kap, a single man, by Warranty Deed from Wayne E. Upshur and Claudette Upshur, husband and wife,

of record in Instrument No. 20181218-0122990, Register's Office for Davidson County, Tennessee, dated December 17, 2018 and recorded on December 18, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5032 McLendon Drive, 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 and assigns forever; and we so 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.

Dated this the 23rd day of January, 2023.

Mang kap by T, Attorney-In-fact

Mang Kap by Thang Mung, Attorney-In-Fact

Thang Mung

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thang Mung with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Mang Kap and that he/she is authorized by Mang Kap to execute this instrument on his/her behalf.

Witness my hand and official seal this 23rd day of January, 2023

Cory Schuyler

Notary Signature
My commission expires: 2-22-2026



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of January, 2023, before me personally appeared Thang Mung, 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 23rd day of January, 2023.

Notary Signature
My commission expires: 2-22-2026



WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 1/23/2023.

Affiant Signature

1/24/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/24/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON