WARRANTY DEED

Karen Johnson Davidson County
Batch# 972859 DEEDWARR
02/22/2023 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $946.83
20230222-0012361

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/30/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Beth Lauren Smith and Samuel Brown		Map: 163160A02500CO
(NAME) 5849 Monroe Xing	(NAME) New Owner	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($255,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PETER GAMEEL, UNMARRIED AND YOUSTINA MIKHEIL, UNMARRIED,

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

BETH LAUREN SMITH, AN UNMARRIED PERSON AND SAMUEL BROWN, AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 125, together with the appurtenant interest in the common elements of Provincetown, Phase 1, a horizontal property regime with private elements established by Declaration, of record in Instrument No. 20031119-0168785, supplemental in Instrument No. 20050609-0066104, amended in Instrument No. 20060825-0105504, and Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-1 to the aforementioned Declaration.

Being the same property conveyed to Peter Gameel and Youstina Mikheil, husband and wife, by deed from Fiorella Bellavita, an unmarried woman, of record in Instrument No. 20171219-0129249, dated December 15, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) Quitclaim deed of common areas to Homeowners Association of record in Instrument No. 20031120-0169428, Instrument No. 20050803-0091277, Instrument No. 20060825-0105503, Instrument No. 20080226-0018727, Instrument No. 20080909-0092189 and Instrument No. 20130607-0058174, in the Register's Office for Davidson County, Tennessee; (3) PUD Boundary of record in Instrument No. 20040218-0018392, in the Register's Office for Davidson County, Tennessee; (4) Storm Water Detention Agreement of record in Instrument No. 20030910-0132287 and Instrument No. 20060808-0097145, in the Register's Office for Davidson County, Tennessee; (5) Development and Easement Agreement of record in Instrument No. 20031124-0170577 and Instrument No. 20030523-0070692, in the Register's Office for Davidson County, Tennessee; (6) Easement to Quest Communications International, Inc. of record in Instrument No. 20120228-0017172, in the Register's Office for Davidson County, Tennessee; (7) Sewer Easement of record in Book 10034, Page 452, in the Register's Office for Davidson County, Tennessee; (8) All matters of record in Instrument No. 20080729-0077387 and Instrument No. 20080729-0077388, in the Register's Office for Davidson County, Tennessee; (9) Drainage Easement of record in Instrument No.

20060816-0100826, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20031119-0168785, amended in Instrument No. 20050609-0066104, Instrument No. 20060825-0105504, Instrument No. 20080812-0082993, Register's Office for said County.

The signature of Peter Gameel is signed by his duly appointed Attorney-in-Fact, Mina Abdelmalak, pursuant to the Power of Attorney of record in Instrument No. ___202302220012360_____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5849 Monroe Xing, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 17th day of February, 2023.

Peter Gameel by Mina Abdelmalak
Peter Gameel by Mina Abdelmalak, his Attorney-in-Fact

Youstina Mikheil
Youstina Mikheil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Mina Abdelmalak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Peter Gameel, as his Attorney-in-Fact, as the free act and deed of the within named Peter Gameel.

Witness my hand and official seal this 17th day of February, 2023.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Youstina Mikheil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 17th day of February, 2023.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Feb 17, 2023

Kimberly Hollingshead, Esq.

Feb 17, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of Feb, 2022.

Notary Signature

My Commission Expires 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON