Karen Johnson Davidson County
Batch# 977500 DEEDWARR
03/06/2023 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $37.00
20230306-0016018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Dr., Nashville, TN 37217

File No.: 23-0011

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Magdy Hanna Moussa and Mariam Ayad	New Owner	Map: 14708003100
(NAME) 706 Elissa Drive	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN THOUSAND AND NO/100 DOLLARS ($10,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HENRY CHESTER MAXWELL, JR. AND BENJAMIN G. MAXWELL, JR. AND PEGGY MAXWELL-COLEMAN AND HERSCHEL BRUCE MAXWELL AND THOMAS ELMORE MAXWELL AND ANDREA MAXWELL JONES AND CORDELIA MAXWELL, DEVISEES UNDER THE WILL OF FLORA JORDAN MAXWELL,

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

MAGDY HANNA MOUSSA AND WIFE, MARIAM AYAD,

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:

BEGINNING AT AN IRON PIPE (OLD) ON THE EASTERLY MARGIN OF TAYLOR ROAD (50 FOOT WIDE PUBLIC R.O.W.), SAID ROD BEING THE SOUTHWEST CORNER OF THE SHAVAUGHN NICOLE STEWART AND JOHN PRATT PROPERTY (INSTRUMENT # 20040525-0061312 R.O.D.C., TN) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID EASTERLY MARGIN WITH SAID STEWART / PRATT S 82°33'04" E 210.33 FEET TO AN IRON ROD (OLD) AT SAID STEWART / PRATT'S SOUTHEAST CORNER IN THE WESTERLY LINE OF THE HIGHLANDS EQUITIES, LLC & HIGHLANDS EXCHANGE, LLC LAND (INSTRUMENT # 20210927-0129542 R.O.D.C., TN), SAID ROD BEING LOCATED S 05°06'26" W 149.91 FEET FROM AN IRON ROD (OLD) AT SAID STEWART / PRATT NORTHEAST CORNER; THENCE WITH SAID HIGHLANDS EQUITIES / HIGHLANDS EXCHANGE LAND S 05°06'26" W 127.26 FEET TO AN IRON ROD (NEW); THENCE N 82°43'38" W 70.85 FEET TO AN IRON PIPE (OLD) AT THE SOUTHEAST CORNER OF THE MARIAM AYAD LAND (INSTRUMENT # 20201001-0113133 R.O.D.C., TN); THENCE WITH SAID AYAD N 09°48'40" E 108.00 FEET TO AN IRON ROD (NEW); THENCE N 82°10'17" W 150.00 FEET TO AN IRON ROD (NEW) ON SAID EASTERLY MARGIN OF TAYLOR ROAD AT SAID AYAD'S NORTHWEST CORNER; THENCE WITH SAID EASTERLY MARGIN N 10°08'34" E 18.48 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 11194.97 SQ. FT. OR 0.26 ACRES MORE OR LESS DESCRIBED ACCORDING TO A SURVEY DATED 1-24-2023 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN. R.L.S. #1838

Being part of the same property conveyed to Henry Chester Maxwell and wife, Flora Maxwell of record in Book 2748, Page 11, Register's Office for Davidson County, Tennessee. The said Henry Chester Maxwell died May 2, 1979 and title vested in Flora Maxwell, as surviving tenant by the entirety. The said Flora

Jordan Maxwell died testate on May 25, 1999, and the Will was admitted to Probate as Probate No. 23-0011 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Flora Jordan Maxwell. See also Co-Executors Deed of record in Instrument No. 20011010-0110441, Register's Office of Davidson County, Tennessee. The said Benjamin Grover Maxwell, Sr. died intestate on January 19, 2021, leaving Sole Heirs the Grantors herein. See also Affidavit of Heirship of record in Instruments Nos. 20210720-0097446 and 20210720-0097447, said Register's Office. See also probate No. 21PP227 of record in Probate Court of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☒
This is improved ☐ property, known as 0 Taylor Rd., Nashville, TN 37211
(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 6th day of March, 2023.

Henry Chester Maxwell, Jr.

Benjamin G. Maxwell, Jr.

Peggy Maxwell-Coleman

Herschel Bruce Maxwell

Thomas Elmore Maxwell

Andrea Maxwell Jones

Cordelia Maxwell

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 Herschel Bruce Maxwell, 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, 6th day of March, 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 Henry Chester Maxwell, Jr., Benjamin G. Maxwell, Jr., Peggy Maxwell-Coleman, Thomas Elmore Maxwell, Andrea Maxwell Jones, and Cordelia Maxwell, 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, 6th day of March, 2023.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Laura Hamann, 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 March 6, 2023.

Laura Hamann
(AFFIANT) – Laura Hamann

03/06/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 6th day of March, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY