Karen Johnson Davidson County
Batch# 978025 DEEDWARR
03/07/2023 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $312.65
20230307-0016419

Name and Address of New Owner:
Samy Gerges
192 Moore Ave
Smyrna TN 37167

Send Tax Bills To:
New Owner

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

Map & Parcel No: 086-02-0-086

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, **New Hope Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Samy Gerges,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 206 on the Re-subdivision of Lots 34 through 40 in Dodson Heights, of record in Book 3842, Page 98, Register's Office for Davidson County, Tennessee.

Said lot fronts 67.0 feet on the southerly side of Cortez Court and runs back 143.5 feet on the westerly line and 146.0 feet on the easterly line to a broken rear line on which it measures 97.7 feet.

Being the same property conveyed to New Hope Properties, LLC by Quitclaim Deed from Noble Properties, Inc. dated December 31st 2007 and recorded December 31st 2007 of record in Instrument No. 20071231-0149413, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Noble Properties, Inc. by Warranty Deed from Gloria A. Jones dated July 19th 2007 and recorded July 20th 2007 of record in Instrument No. 20070720-0086315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been 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.

Improved property known as: 7008 Cortez Court, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 2nd day of March, 2023.

New Hope Properties, LLC, a Tennessee Limited Liability Company

By: _____, Authorized Agent (SEAL)
Greg Fairbetter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Notary Public, of the state and county mentioned, personally appeared Greg Fairbetter of New Hope Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of New Hope Properties, LLC, the within named bargainor, a Tennessee limited liability company, and as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company by himself as Authorized Agent of New Hope Properties, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of March, 2023.

_____
Notary Signature

Printed Name: Connie Gill

My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

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 $84,500.00, 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 2nd day of March, 2023.

_____
Notary Signature
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 3/2/23 (date of document).

Affiant Signature

3/7/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

