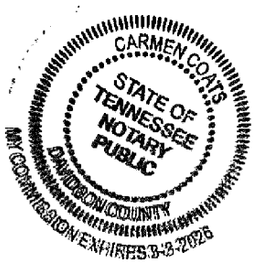
Karen Johnson Davidson County
Batch# 990865 DEEDWARR
04/12/2023 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20230412-0026789

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. Julie Baily Affiant Subscribed and sworn to before me, this the 5th day of April, 2023. Carmen Coats Notary Public My commission expires: 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Haroun K. Soltan, Malak Salama, and Emad Ataa Yousef	New Owner(s)	133-00-0-105.00
4035 Nolensville Pike		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GEORGE HANNA, A MARRIED MAN*, AND HOSAM N. GAWARGI, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAROUN K. SOLTAN, A MARRIED PERSON, MALAK SALAMA, A MARRIED PERSON, AND EMAD ATAA YOUSEF, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

H.S
M.S

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Wallace Commercial Subdivision, of record in Plat Book 4470, Page 163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melad D. Sawiers and wife, Kathy Sawiers by General Warranty Deed from Arvind K. Patel and wife, Nayna A. Patel of record in Instrument No. 20080509-0048223, Register's Office for Davidson County, Tennessee, dated May 1, 2008 and recorded on May 9, 2008.

Being the same property conveyed to Hosam N. Gawargi and George Hanna by Warranty Deed from Melad Sawiers and Kathy Sawiers, husband and wife of record in Instrument No. 20220216-0017862, Register's Office for Davidson County, Tennessee, dated February 04, 2022 and recorded on February 16, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4035 Nolensville Pike, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

**This being investment property only, having never been the personal residence of Grantors at any time, Grantors warrant that they have never lived in the subject property as married persons and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th DAY OF APRIL, 2023.

George Hanna

George Hanna

Hosam N. Gawargi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named George Hanna, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of April, 2023.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
07/13/2024
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Hosam N. Gawargi, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of April, 2023.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 12, 2023 (date of document).

Affiant Signature

April 12, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023