Karen Johnson Davidson County
Batch# 990884 DEEDWARR
04/12/2023 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20230412-0026830

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $715,000.00. Affiant Subscribed and sworn to before me, this 6th day of April, 2023. Notary Public My commission expires:
(Notary Stamp)	

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lotfy Ebeid and Hala Abdelshahed	Regions Mortgage	186-04-0A-054.00-CO
8904 Macauley Lane	2050 Parkway Office Circle	
Nolensville, TN 37135	Birmingham AL 35244	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Timothy D. Lalone and wife, Colleen Elizabeth Lalone

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lotfy Ebeid and Hala Abdelshahed, Husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Final Plat of Burkitt Place, Phase 1A, Section 2 of record in Plat Instrument No. 20060315-0029571 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, 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 Timothy D. Lalone and wife, Colleen Elizabeth Lalone by Warranty deed from Ann Williams, an unmarried person of record in Instrument No. 20210520-0068411 Register's Office for Davidson County, Tennessee, dated May 19, 2021 and recorded on May 20, 2021.

Being improved property known as **8904 Macauley Lane, Nolensville, TN 37135.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee..

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of April, 2023.

Timothy D. Lalone

Colleen Elizabeth Lalone

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, Timothy D. Lalone and Colleen Elizabeth Lalone, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of April, 2023.

Notary Public
My Commission Expires: May 7, 2024

Andrew Sutton
State of Tennessee
Notary Public
Davidson County

Lenders Title Company File No. 23-000976-524

SP 11/2015

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 7, 2023.

J. Carlton Drumwright

April 7, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 7, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY