Karen Johnson Davidson County
Batch# 999513 DEEDWARR
05/04/2023 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230504-0033125

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

W-BR-23-1706

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mohsen Fahmy **Naser Ghaly** **Bassem Lamged**	**New Owners**	
(NAME) **802 River Heights Dr**	(NAME) **802 River Heights Dr**	**135-01-0-059.00**
(ADDRESS) **Mount Juliet, TN 37122**	(ADDRESS) **Mt. Juliet, TN 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRY A. SMITH, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHSEN FAHMY, MARRIED AND NASER GHALY, MARRIED AND BASSEM LAMGED, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Town Park Estates of record in Plat Book 3300, Page (s) 64 and 65, 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 Sherry A. Smith by Warranty Deed from Metropolitan Nashville Airport Authority of record in Instrument No. 20080805-0080775 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 05, 2008.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years,
- All matters shown on the Plan of record in Plat Book 3300, Page (s) 64 and 65, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 3400, Page 120, amended in Book 3436, Page 43, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4974, Page 779, in the Register's Office for Davidson County, Tennessee.
- Avigation Easement and Contract of record in Instrument Number 20080805-0080776 and Instrument No. 20101013-0081870, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1706 D Ville Drive, Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 2nd DAY OF MAY, 2023.

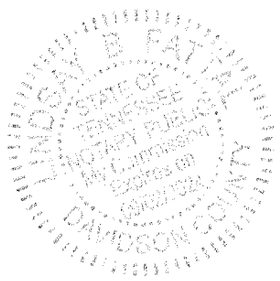
Sherry A. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY A. SMITH, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 2nd of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 5/2/23 (date of document).

Affiant Signature

Date 5/4/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

