Karen Johnson Davidson County
Batch# 1005081 DEEDWARR
05/18/2023 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,229.14
20230518-0037386

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37603	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $332,200.00. Affiant Subscribed and sworn to before me this 17th day of May, 2023. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nashwa Ghattas and Maged Malk 1912 Brookshine Port Antioch, TN 37013	New Owner	Map and Parcel No.: 135 06 0A 021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Diane Simpson, Devisee under the Last Will and Testament of Tommy Charles Simpson, Jr., deceased, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Nashwa Ghattas and Maged Malk, as tenants in common ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2181 Forge Ridge Circle, Nashville, TN 37217. This is not the residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of May, 2023.

Diane Simpson

Diane Simpson, Devisee under the Last Will and Testament of Tommy Charles Simpson, Jr., deceased

STATE OF KENTUCKY
COUNTY OF Barren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Diane Simpson, Devisee under the Last Will and Testament of Tommy Charles Simpson, Jr., deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2023.

Bobby H Richardson

Notary Public

My Commission Expires:

BOBBY H. RICHARDSON
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP8342
MY COMMISSION EXPIRES JULY 19, 2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Resubdivision of Lot 1, Forge Ridge, of record in Plat Book 9700, Pages 295 and 296; Instrument of Correction Owner's Certificate recorded in Book 10316, Page 880, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tommy C. Simpson, Jr., a single person, by Warranty Deed from Lisa Commissiong, unmarried, of record in Book 11186, Page 444, in the Register's Office of Davidson County, Tennessee, dated October 30, 1998 and recorded on November 03, 1998. The said Tommy Charles Simpson, Jr. died on February 19, 2023 (testate), devising subject property to Diane Simpson. See Probate Case No. 75PR1-2023-PR-190, Rutherford County Probate Court.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable which have been prorated and assumed by Grantee. Map and Parcel No. 135060A02100.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 1, Forge Ridge, as recorded in Plat Book 9700, Page(s) 295 and 296 Instrument of Correction Owner's Certificate recorded in Book 10316, Page 880.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 10284, Page 937; Rules and Regulations recorded in Instrument No. 20201211-0145531.
4. Storm Water Detention Agreement as set forth in instrument recorded in Book 10757, Page 488.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 5/18/23

GEORGE E. MUDTER, JR.
Dated 5/18/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 5/18/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

