Karen Johnson Davidson County
Batch# 1005254 DEEDWARR
05/19/2023 09 38 41 AM 2 pgs
Fees $13 00 Taxes $1,239 50
20230519-0037637

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 11-23-25
(AFFIX SEAL)

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.. 23-0209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Girgis Saber	New Owner	Map: 13615000900
(NAME) 2905 Harbour View Dr	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM LEE RENICK, III AND JONATHAN BRADLEY RENICK AND ELIZABETH CATHERINE RENICK, DEVISEES UNDER THE WILL OF GLENDA STEPHENS RENICK,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GIRGIS SABER, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 83 on the Plan of Harbour Town Village, Section One, as of record in Plat Book 4675 at page 3 and 4, Register's Office for Davidson County, Tennessee.

Said Lot 83 fronts 80 feet on the southerly side of Harbour View Drive and runs back between lines 140 2 feet on the westerly side line and 157.57 feet on the easterly side line to a broken line at the rear measuring 114.11 feet thereon

Being the same property conveyed to Glenda Stephens Renick by Quitclaim Deed of record in Book 8978, Page 10, Register's Office for Davidson County, Tennessee. The said Glenda Stephens Renick died testate on September 14, 2022 and the Will was admitted to Probate for Muniment of Title, as Probate No 22P2202 of record in Probate Court of Davidson County, Tennessee The Grantors herein execute this instrument as Devisees Under the Will of Glenda Stephens Renick, of record in Instrument No 20230117-003657, Rose, Tennessee. See also Will of record in Instrument No 20230117-003658, Register's Office for Davidson County, Tennessee

This conveyance is made subject to (1) 2023 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the Plan of record in Plat Book 4657, Page 3 and 4, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4806, Page 87, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2905 Harbour View Dr, Nashville, TN 37217
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 12th and ~~15th~~ 17th and 18th day of May, 2023

William Lee Renick, III

Jonathan Bradley Renick

Elizabeth Catherine Renick

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 Jonathan Bradley Renick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 12th day of May, 2023

My Commission Expires 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 William Lee Renick, III, ~~and Elizabeth Catherine Renick,~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal this, ~~16th~~ 17th day of May, 2023

My Commission Expires. 3.3.26

Notary Public

ZENA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Elizabeth Catherine Renick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of May, 2023

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY