Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd, Ste 100
Mt. Juliet, TN 37122
SG-23-1252

Karen Johnson Davidson County
Batch# 1007510 DEEDWARR
05/25/2023 11:12:30 AM 6 pgs
Fees: $33.00 Taxes: $1,276.50
20230525-0039475

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of May, 2023

Notary Public

Commission Expires:

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Magdy Mussa and Amera Gerges 781 Dover Glen Drive Antioch, TN 37013	New Owner	149-07-0A-031.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ryan E. Abella and wife, Josefina S. Abella and Karina Monique Abella, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Magdy Mussa, and Amera Gerges

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 31 on the Plan of Section 1, Chelsea Village, a Portion of Piccadilly, SEG. 2 P.U.D of record in Plat Book 7900, Page (s) 119 thru 121, 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 Ryan E. Abella and wife, Josefina S. Abella and Karina Monique Abella, an unmarried woman, by Warranty deed from Judy Pritchett and husband, Albert Pritchett of record in Instrument No. 20181017-0102926 Register's Office

for Davidson County, Tennessee, dated October 15, 2018 and recorded on October 17, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 781 Dover Glen Drive, Antioch, TN 37013

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 so 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.

Dated this the 18th day of May, 2023.

Karina Monique Abella by [signature] her Attorney-in-fact

Karina Monique Abella by Ryan E. Abella, her Attorney-In-Fact

[signature]

Ryan E. Abella

[signature]

~~Josephina S. Abella~~ JOSEFINA S. ABELLA

STATE OF HAWAII
COUNTY OF HONOLULU } SS.

JOSEFINA S. ABELLA

On this 18th day of May, 2023, before me personally appeared Ryan E. Abella, ~~Josephina S. Abella~~, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of May, 2023.

[signature]

Notary Signature FREDERICK BANDACK
My commission expires: 6/3/2024

FREDERICK BANDACK
NOTARY PUBLIC
Comm. No. 12-190
STATE OF HAWAII

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of HAWAII)
City and County of Honolulu) ss.
First Judicial Circuit)

On this 18th day of May 2023, before me Frederick Bandack, Notary Public, personally appeared

RYAN E. ABELLA AND JOSEFINA S. ABELLA

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Hawaii that the foregoing paragraph is true and correct.

Frederick Bandack, Notary Public — Date: 5/18/2023

FREDERICK BANDACK NOTARY PUBLIC Comm. No. 12-190 STATE OF HAWAII

My commission expires: 06/03/2024
My commission number: 12-190

Document Description: WARRANTY DEED

Document Date: 5/18/2023 Number of pages: 3

Frederick Bandack, Notary Public — Date: 5/18/2023

FREDERICK BANDACK NOTARY PUBLIC Comm. No. 12-190 STATE OF HAWAII

My Commission expires: 06/03/2024
My Commission number: 12-190
State of Hawaii City and County of Honolulu First Circuit

NOTARY CERTIFICATION

NATIONAL NOTARY ASSOCIATION – WWW.NATIONALNOTARY.ORG – 1-800-US NOTARY 1-800-876-6827

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of HAWAII)
City and County of Honolulu) ss.
First Judicial Circuit)

On this 18th day of May 2023, before me Frederick Bandack, Notary Public, personally appeared

RYAN E. ABELLA THE BARGAINOR WITH P.O.A.

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Hawaii that the foregoing paragraph is true and correct.

_____ 5/18/2023
Frederick Bandack, Notary Public Date

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NOTARY CERTIFICATION

NATIONAL NOTARY ASSOCIATION – WWW.NATIONALNOTARY.ORG – 1-800-US NOTARY 1-800-876-6827

STATE OF HAWAII
COUNTY OF Honolulu } ss.

On this 18th day of May, 2023, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ryan E. Abella** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Karina Monique Abella,** and acknowledged that as said power of attorney executed the same as her free act and deed for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2023.

FREDERICK BANDACK
Notary Signature
My commission expires: 6/3/2024

FREDERICK BANDACK
NOTARY PUBLIC
Comm. No. 12-190
STATE OF HAWAII

Certificate of Authenticity

I, Tonya Loftin, 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 5/18/2023.

Date

Tonya Loftin

Affiant Signature

May 25, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of May, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)