WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21017-mc

Karen Johnson Davidson County
Batch# 1010536 DEEDWARR
06/02/2023 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20230602-0041881

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Wagih Soliman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wagih Soliman Talaat Hanna Emad Aziz	Wagih Soliman Talaat Hanna Emad Aziz	
(NAME) 2713 Windcrest Trail	(NAME) New Owner	058-11-0-150-00
(ADDRESS) Nashville TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Frances Benton, Barbara Hughes, Claudia Crockett, Angela Baxter, Jessica Brooks, Riley Baxter, III, Karen Woodruff, Christopher Childs, Kendra Childs Jones, Donald Childs Jr., Corey Childs, Stephanie Sanders, Shannon Childs Floyd, Doris Childs, collectively as the Heirs and Beneficiaries of Mary E. Childs** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wagih Soliman, a married man, Talaat Hanna, a married man, and Emad Aziz, a married man, as tenants in common** , HEREINAFTER CALLED THE GRANTEE, 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. 75 on the Plan of Royal Hills, Section 3 of record in Plat Book 4860, Page 47, in the Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point in the southerly margin of Putnam Drive, said point being the common corner of Lots 74 and 75; thence with the line between said two lots, southwardly 131.9 feet a point; at the common corner of Lots 74, 75 and 76; thence eastwardly 147.98 feet to the westerly margin of Phipps Drive; thence with the westerly margin of said Phipps Drive, northwardly 95.96 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the left 38.18 feet to the southerly margin of Putnam Drive; thence with the southerly margin of said Putnam Drive, westwardly 106.37 feet to the point of beginning.

Being the same property conveyed to Mary E. Childs and Malcolm R. Childs, Jr. by Installment deed from Averbuch-Morris, a partnership composed of Sidney Averbuch and M.C, Morris of record in Book 5023, page 306, Register's Office for Davidson County, Tennessee, dated May 1, 1976 and recorded on May 10, 1976.

Being the same property conveyed to Patricia M. Hylton, Trustee by Quitclaim deed from Mary E. Childs and Malcolm R. Childs, Jr. and further conveyed to Mary E. Childs from Patricia M. Hylton, Trustee of record in Book 7978, page 560, Register's Office for Davidson County, Tennessee, dated November 2, 1989 and recorded on November 7, 1989.

Mary E. Childs died on or about May 10, 2015, survived by Barbara Hughes, Claudia Crockett, Frances Benton, Angela Baxter, Jessica Brooks, Riley Baxter, III, Karen Woodruff, Chris Childs and Donald Childs, Sr.. Affidavit of Heirship of record in Instrument No. 20220202-0012476, said Register's office, James Horner, affiant and Affidavit of Heirship of record in Instrument No. 20220202-012480, said Register's Office, Mary Louise Horner, affiant.

Donald Childs, Sr. died on or about April 21, 2020, survived by Doris Childs, Kendra Jones also known as Kendra Childs, Donald Childs, Jr., Corey Childs, Stephanie Sanders also known as Stephanie Childs, and Shannon Floyd also known as Shannon Childs. Affidavit of Heirship of record in Instrument No. 20220202-0012478, said Register's office, James Horner, affiant and Affidavit of Heirship of record in Instrument No. 20220202-012481, said Register's Office, Mary Louise Horner, affiant.

See also Affidavit of Heirship for Malcolm Childs, Jr. in Instrument No. 20220202-0012477, said Register's office, James Horner, affiant and Affidavit of Heirship of record in Instrument No. 20220202-012483, said Register's Office, Mary Louise Horner, affiant.

See also Affidavit of Heirship for Lula Yvonne Baxter in Instrument No. 20220202-0012479, said Register's office, James Horner, affiant and Affidavit of Heirship of record in Instrument No. 20220202-012482, said Register's Office, Mary Louise Horner, affiant.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 580 Phipps Dr. Nashville, TN 37218
(House Number) (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 my hand this 1st day of June, 2023.

Frances Benton

Claudia Crockett

Angela Baxter

Kendra Jones

Jessica Brooks

Donald Childs, Jr.

Riley Baxter, III

Corey Childs

Karen Woodruff

Stephanie Sanders

Christopher Childs

Shannon Floyd

Doris Childs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Frances Benton, Angela Baxter, Jessica Brooks, Riley Baxter, III, Karen Woodruff, Claudia Crockett, Christopher Childs, Kendra Jones, Donald Childs, Jr., Corey Childs, Stephanie Sanders, Shannon Floyd, and Dorris Childs** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of June, 2023.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Witness my hand this 31st day of May 2023.

Barbara Hughes

Barbara Hughes

STATE OF Wisconsin
COUNTY OF Milwaukee

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Barbara Hughes**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2023.

Notary Public

My Commission Expires: 12-27-2024

STACY L CRESCI
Notary Public
State of Wisconsin

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/01/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/01/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 **day of** June, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM