Karen Johnson Davidson County
Batch# 1013915 DEEDWARR
06/12/2023 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230612-0044523

WARRANTY DEED

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Jacqueline D Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF JUNE, 2023.

Ashlee D Page
Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Hany Fahmy and George Fahmy	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME)	(NAME)	081-03-3V-005.00-CO AND 081-03-3V-006.00-CO
210 BRYSON PLACE	210 BRYSON PLACE	
(ADDRESS)	(ADDRESS)	
MT. JULIET, TN 37122	MT. JULIET, TN 37122	
(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, **William Patton, Successor Trustee of the Music City Lands Trust,** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hany Fahmy and George Fahmy** , 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:

Property 1: 081-03-3V-005.00-CO 2144 18th Ave N

Situated in Davidson County, Tennessee, being Unit No(s). E, on the Plan of 2138 18th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" Declaration of Covenants, Conditions, and Restrictions, of 2138 18th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210308-0029957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 2: 081-03-3V-006.00-CO 2146 18th Ave N

Situated in Davidson County, Tennessee, being Unit No(s). F, on the Plan of 2138 18th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" Declaration of Covenants, Conditions, and Restrictions, of 2138 18th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210308-0029957, 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 William Patton, Jr., by Warranty deed from Sharon Stadaker Ervin, Greta Stadaker Thomison, Venus Stadaker Woods, Shalita Stadaker Walker and Porter Alexander Stadaker of record in Instrument No. 20050418-0042989, Register's Office for Davidson County, Tennessee, dated April 15, 2005 and recorded on April 18, 2005. Also see Scrivener's Affidavit recorded September 25, 2007, in Instrument Number 20070925-0114432. (Value or consideration as shown in aforementioned deed $18,000.00.)

Being a portion of the same property conveyed to Marquice Patton, unmarried by Quitclaim deed from William Patton, Jr., married of record in Instrument No. 20060810-0098660, Register's Office for Davidson County, Tennessee, dated August 08, 2006 and recorded on August 10, 2006. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Maria Patton by Quitclaim deed from Marquice Patton of record in Instrument No. 20120514-0041477, Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on May 14, 2012. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Idella Lawrence, Trustee of Music City Lands Trust by Quitclaim deed from Idella M. Patton a/k/a Maria Patton of record in Instrument No. 20190709-0066868 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on July 09, 2019.

See also Amendment to the Music City Lands Trust of record in Instrument No. 20210211-0019795, Register's Office for Davidson County, Tennessee, as to appointment of William Patton, replacing Idella M. Lawrence as Trustee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in 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 2144 18th Ave N Nashville, TN 37208 AND 2146 18th Ave N Nashville, TN 37208
(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 9th day of June, 2023.

MUSIC CITY LANDS TRUST

William Patton Trustee

By: William Patton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Patton, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the Music City Lands Trust, and is authorized by the Music City Lands Trust,, to execute this instrument on behalf of the Music City Lands Trust.

WITNESS my hand and official seal at office this 9th day of June, 2023.

Jacqueline G Brown

Notary Public
My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 ~~April~~ 9 dere, 2023.

Affiant Signature

6/9/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of ~~April~~ dere, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026