WARRANTY DEED

Karen Johnson Davidson County
Batch# 1017605 DEEDWARR
06/22/2023 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $7,992.00
20230622-0047235

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,160,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/[illegible]/23.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/27/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3326

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Magdy Hzkial and Medhat Lewis	**First Citizens National Bank**	14900020000
3729 Lipton Place	PO Box 370	
Antioch, TN 37013	Dyersburg, TN 38025	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Saad Properties, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Magdy Hzkial, a married person and Medhat Lewis, a married person

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by James L. Murphy, Jr. & Co., Engineers, September 8, 1967, as follows, to-wit:

Beginning at a point in the westerly margin of Bell Road, said point being 655.25 feet, more or less, from Murfreesboro Pike as measured in southerly direction along the westerly boundary of the said Bell Road; thence North 80° 28' 10" West, 621.98 feet to a point; thence South 12° 22' 35" West, 166.37 feet to a point; thence South 39° 29' 57" East, 172.61 feet to a corner post; thence South 82° 52' 46" East, 280.50 feet to a point; thence South 75° 59' 16" East, 247.00 feet to a point in the westerly margin of Bell Road; thence in a northerly direction along the westerly margin of Bell Road, 288.35 feet to the point of beginning.

Less the portions of the above property previously conveyed as described in the following paragraphs. The above description contains approximately 3.8617 acres. The previously conveyed properties contained approximately 2.15 acres. The property subject to the current conveyance is approximately 1.71 acres.

Excluded Portion #1:
Included in the above property description but excluded because it has been previously conveyed is that portion conveyed to Burch Anderson, Jr., and Carole C. Anderson as recorded in Deed Book 4886, Page 550, in the Register's Office for Davidson County, Tennessee. The description of this previously conveyed and hereby excluded land is: Beginning at a point located on the west right-of-way line of Bell Road and said point also being 799.42 feet, more or less, south of Murfreesboro Pike; thence leaving said right-of-way North 77° 54'59" West, 227.73 feet to a point; thence North 73° 21' 48" West, 409.78 feet to a point; thence South 12° 22' 35" West, 83.19 feet to a point; thence South 39° 29'57" East 172.61 feet to a point; thence South 82° 52' 46" East, 280.5 feet to a point; thence South 75° 59' 16" East 247.0 feet to a point on the west right-of-way of Bell Road; thence north along said right-of-way, 144.18 feet along a curve to the right having a radius of 1949.86 feet to the point of beginning and containing 2.15 acres, more or less.

Excluded Portion #2:

Included in the above property description but excluded because it has been previously conveyed is that portion conveyed to the State of Tennessee as recorded in Deed Book 10255, Page 428, in the Register's Office for Davidson County, Tennessee. The description of this previously conveyed and hereby excluded land is:

Beginning at a point on the west existing margin of Bell Road, said point being the point of intersection between the common property line between James M. Lenahan and the subject property with the west existing margin of Bell Road; thence with the said existing margin of Bell Road northerly 81 feet, more or less, to a point 42.34 feet left of centerline survey station 93+42.68, said point being the point of intersection with the west proposed margin of State Project No. 19057-2212-14; thence with said proposed margin a 1804.95 foot radius curve left 80.33 feet to James M. Lenahan north property line; thence with said property line South 73° 25' 13" East, 0.46 feet to the point of beginning, containing 39 square feet.

Being the same property conveyed to Saad Properties, LLC by Warranty deed from Joseph Pape of record in Instrument No. 20220725-0084943 Register's Office for Davidson County, Tennessee, dated July 22, 2022 and recorded on July 25, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 519 Bell Road 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on June 9, 2023.

Saad Properties, LLC

Magad Saad, member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Magad Saad, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be member (or other officer authorized to execute the instrument) of Saad Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that Magad Saad as such member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this June 9, 2023.

Notary Public

My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

File #: 2023-3326

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 9, 2023.

J. Carlton Drumwright

June 9, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 9, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY