Karen Johnson Davidson County
Batch# 1017624 DEEDWARR
06/22/2023 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230622-0047260

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

06-NSH23-06025

Address of New Owner:	Send Tax Bills to:	Tax Information:
Safwat F. Fransis and Youssef Fakhry 1124 Twin Circle Nashville, TN 37217	~~NEW OWNER~~ CMG Mortgage, Inc 3160 Crow Canyon Rd, Ste 400 San Ramon, CA 94583	149 12 0B 062.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wilma F. Lefler and Norman Lefler, III, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Safwat F. Fransis, a married man, and Youssef Fakhry**, a single man. hereinafter called the Grantees, their successors 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. 14, on the Plan of Phase 2, Forest Cove, of record in Book 9700, Page 976-977, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Wilma F. Lefler and husband, Norman Lefler, III, by Warranty Deed from Andrew Alexander Reggans, Jr. and Klisha Reggans, husband and wife, of record in Instrument No. 20160831-0091110, in the Register's Office of Davidson County, Tennessee, dated August 30, 2016, and recorded on August 31, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1124 Twin Circle, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of June, 2023

Wilma F. Lefler

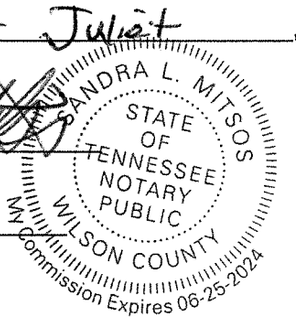
Norman Lefler, III

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Wilma F. Lefler and Norman Lefler, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 15th day of June, 2023.



Notary Public

My Commission Expires: _____

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 15, 2023.

J. Carlton Drumwright

June 15, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 15, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY