Karen Johnson Davidson County
Batch# 1021830 DEEDWARR
07/03/2023 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20230703-0050502

WARRANTY DEED

SHELLY M WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $372,000.00

Chanette Backer
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/30/2023.

Shelly M Walling
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-19-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3779

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Sara Mebrahtu	NEW OWNER	135-06-0A-021-00
2181 Forge Ridge Circle		
Nashville, TN 37217		

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,

Nashwa Ghattas, and Maged Malk, as tenants in common

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

Sara Mebrahtu, unmarried woman

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 in Davidson County, Tennessee, being Lot No. on the Plan of Plan of Resubdivision of Lot 1, Forge Ridge of record in Plat Book 9700, Page 295 and 296, Instrument of Correction Owner's Certificate recorded in Book 10316, page 880, 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 Tommy Charles Simpson, Jr. by Warranty deed from Lisa Commissiong, unmarried of record in Book 11186, page 444, Register's Office for Davidson County, Tennessee, dated October 30, 1998 and recorded on November 3, 1998.

Tommy Charles Simpson, Jr. died February 19, 2023, his estate being administered through Rutherford County Probate Court, Docket 75PR1-2023-190.

Being the same property conveyed to Nashwa Ghattas and Maged Malk,, as tenants in common, by Warranty Deed from Diane Simpson, Devisee under the Last Will and Testament of Tommy Charles Simpson, Jr., deceased, of record as Instrument Number 20230518-0037386, Register's Office for Davidson County, Tennessee, dated May 17, 2023 and recorded on May 18, 2023.

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 2181 Forge Ridge 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 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 30, 2023.

Nashwa Ghattas

Maged Malk

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nashwa Ghattas and Maged Malk, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 30, 2023.

Notary Public

My Commission Expires: _____

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

File #: 2023-3779

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Missy Zaleski *(custodian's name)*, 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 6-30-23 *(date of document)*.

Missy Zaleski — Custodian's Signature

6.30.23 — date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 30th day of June, 2023.

Shelly M. Walling — Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26