Karen Johnson Davidson County
Batch# 1024619 DEEDWARR
07/11/2023 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230711-0052764

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of June, 2023

(Affix Seal) Notary Public

My Commission Expires

2023-05-905

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ashraf Gires and Mona Awad 1101 Moonriver Cove Nashville, TN 37013	~~OWNER~~ Movement Mtg. 8024 Calvin Hall Rd. Indian Land, SC 29707	Map/Parcel 164-07-0A-264.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ashley Neal and Nathaniel Neal, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Ashraf Gires, and Mona Awad, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that 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. 234 on the Plan of Harvest Grove, Section Three of record in Plat at Instrument No. 20160429-0042362, 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 Ashley Neal and Nathaniel Neal, wife and husband by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20170616-0060570 Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 16, 2017.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1101 Moonriver Cove, Nashville, 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, their heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Effective the _____ day of June, 2023:

Ashley Neal

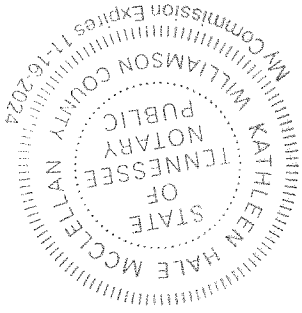
Nathaniel Neal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20 day of June, 2023, before me personally appeared Ashley Neal and Nathaniel Neal, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of June, 2023.

Notary Signature
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 20, 2023.

J. Carlton Drumwright

June 20, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 20, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY