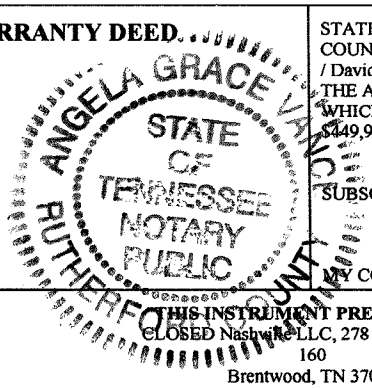
Karen Johnson Davidson County
Batch# 1027786 DEEDWARR
07/18/2023 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20230718-0055196

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF
/ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $449,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/142023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-17-24

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3869

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Tawadrous Mikhail		148-08-0B-044.00-CO
4864 Terragon Trail		
Antioch, TN 37013		

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,

American Egyptian Group LLC, a Tennessee Limited Liability Company

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

Tawadrous Mikhail, a single man

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. 44 on the Plan of Final Plat of Aldwych Village, Phase 2, Section 2, Cluster Lot Subdivision of record in Plat at Instrument No. 20210105-0002019, 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 a portion of the same property conveyed to American Egyptian Group, LLC, a Tennessee Limited Liability Company by General Warranty deed from Elite Developments LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210325-0039231 Register's Office for Davidson County, Tennessee, dated March 18, 2021 and recorded on March 25, 2021. (Value of consideration shown in aforementioned deed $130,000.00.)

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 4864 Terragon Trail 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 July 14, 2023.

American Egyptian Group LLC, a Limited Liability Company

By: NAWAR AYAD
Nawar Ayad, Member

By: Sarofim
Sarofim Angli, Member

By: Moh. PAWAD
Mohep Awad, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Nawar Ayad, Sarofim Angli and Mohep Awad, 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 themself to be Membes (or other officer authorized to execute the instrument) of **American Egyptian Group, LLC**, the within named bargainor, a Tennessee limited liability company, and that Nawar Ayad, Sarofim Angli and Mohep Awad as such Members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this July 14, 2023.

Notary Public

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

My Commission Expires: _____

File #: 2023-3869

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Katie Smith, 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

7/14/23.

Date

Affiant Signature

7/14/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 14 day of July, 2023

Notary's Signature

My Commission Expires: 11-17-24

Date

Notary's Seal (if on paper)

