This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21322-MC

Karen Johnson Davidson County
Batch# 1032210 DEEDWARR
07/28/2023 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20230728-0058479

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 28th day of July, 2023.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mikhail Ghit, Marina Basha, and Raafat Gebraeil 2107 Goodwin Lane Murfreesboro TN 37128	New Owner	149 08 0B 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Midhat Girgis and Eman Girgis, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mikhail Ghit and Marina Basha, husband and wife, and Raafat Gebraeil, a married man, as tenants in common** hereinafter called the Grantee(s), his/her/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 all of Unit No.1, in 2901 Anderson Road Condominiums, a horizontal property regime, being a part of the property shown on the plat of Forest View Park, Section II, Lot 308, of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, and more completely and accurately described in a Master Deed, recorded in Instrument No. 20030113-0005151, of said Register's Office, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of 2901 Anderson Road Condominiums, a horizontal property regime, contained in the Master Deed and the By-laws appended thereto, recorded in Instrument No. 20030113-0005151, of the Register's Office for Davidson County, are Incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Midhat Girgis and wife Eman Girgis, by Quitclaim Deed from Raafat Gebraeil, a 25% interest and Midhat Girgis, a 75% interest, of record in Instrument No. 20210915-0123992, in the Register's Office of Davidson County, Tennessee, dated September 13, 2021 and recorded on September 15, 2021. Further being the same property conveyed to Raafat Gebraeil, a 25% interest and Midhat Girgis, a 75% interest, by Quitclaim Deed from Raafat Gebraeil and Salib I. Salib, of record in Instrument No. 20201026-0124009, in the Register's Office of Davidson County, Tennessee, dated October 22, 2020 and recorded on October 26, 2020.

This is ☒ improved or ☐ unimproved property located at: **2903 Anderson Road, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with 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 is 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2023.

GRANTOR:

Midhat Girgis

Eman Girgis
Eman Girgis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Midhat Girgis and Eman Girgis**, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of July, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202307280058479

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/28/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/28/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

