Karen Johnson Davidson County
Batch# 1033454 DEEDWARR
08/02/2023 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230802-0059584

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9.21.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jason M. Dietrich and Alicia B. Dietrich	New Owner	108 12 0B 100.00
(NAME)	(NAME)	
3501 Harborwood Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Reham Medhat Sayed, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jason M. Dietrich and Alicia B. Dietrich, husband and wife,** 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot 199, Phase I-A, Section Two, Harborview, as shown on plat of record in Book 6900, Pages 756-758 amended in Book 9096, Page 764, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Reham Sayed and Ayman Gadalla, wife and husband, by Warranty Deed from Global Loan Servicing, Inc, of record in Instrument No. 20151214-0125186, in the Register's Office of Davidson County, Tennessee, dated November 30, 2015, and recorded on December 14, 2015. Also see Final Decree of Divorce and Marital Dissolution Agreement, in certain case styled, Reham Medhat Sayed v. Ayman M. Gadalla, Circuit Court for Davidson County Tennessee, Docket No. 20D1485.

Being the same property conveyed to Reham Medhat Sayed, by Quitclaim Deed from Ayman M. Gadalla, of record in Instrument No. 20210115-0006932, in the Register's Office of Davidson County, Tennessee, dated October 05, 2020, and recorded on January 15, 2021.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I-A, Section Two, Harborview, as recorded in Book 6900, Pages 756-758, as amended in Book 9096, Page 764, said Register's Office.
Declaration of Covenants, Conditions and Restrictions recorded in Book 7471, Page 26, Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361, Book 9182, Page 786 and Instrument No. 20210804-0104996, said Register's Office.
Easement recorded in Book 8068, Page 723, said Register's Office.
Stormwater Detention Agreement as set forth in instrument recorded in Book 7390, Page 270, said Register's Office.
Rules and Regulations recorded in Instrument No. 20160523-0050983, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3501 Harborwood Circle, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Effective the 26 day of July, 2023.

Reham Medhat Sayed

STATE OF TENNESSEE
COUNTY OF Wilson

On this 26 day of July, 2023, before me personally appeared Reham Medhat Sayed, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 8/10/24

Donald R. Barrett Jr.
Notary Public
State of Tennessee
Williamson County

RETURN TO:

File No.: 2023-0723
Warranty Deed TN

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-26-23.

Affiant Signature

8-2-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY