Karen Johnson Davidson County
Batch# 1036091 DEEDWARR
08/08/2023 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20230808-0061440

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2023.

Notary Public

My commission expires: 6/21/27

W. REID SOLOMON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Premium Title Partners Title & Escrow, LLC
5115 Maryland Way, Suite 212, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Talaat Hanna and Wagih Soliman	Talaat Hanna and Wagih Soliman	136 15 0 098.00
3303 Chatterly Court	3303 Chatterly Court	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Christy Medd

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Talaat Hanna, a married man, and Wagih Soliman, a married man, tenants in common,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62-B, Zone Lot Division, Lots 60 Thru 63, Chelsea of Priest Lake, Section One-B, as of record in Book 6250, Page 364, said Register's Office.

Said Lot No. 62-B fronts 30.86 feet on the Northerly side of Gondola Drive and fronts a total of 102.62 feet on the Westerly side of Chatterly Court, said frontages being joined by a curve which measures 37.28 feet and runs back 107.71 feet on the Westerly line and 37.51 feet on the Northerly line to a point of intersection.

Being the same property conveyed to Christy Suzanne Medd, a married person, by Warranty Deed from Sue Gainer Wilson, of record in Instrument No. 20210715-0094984, in the Register's Office of Davidson County, Tennessee, dated July 08, 2021, and recorded on July 15, 2021.

SP 11/2015

Being the same property conveyed to Sue Gainer Wilson, by Warranty Deed from Byron K. Robison and Wife, Jacquelyn S. Robison and J. Ralph McIntyre, unmarried, by and through Jacquelyn Sue Robison, Attorney In Fact, of record in Book 7827, Page 428, in the Register's Office of Davidson County, Tennessee, dated April 21, 1989, and recorded on April 28, 1989.

This is improved property known as **3303 Chatterly Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of August, 2023.

Christy Medd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Christy Medd, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of August, 2023.

Notary Public
My Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 6/21/27

Premium Title Partners File No. 23-000008-660

SP 11/2015

Tennessee Certification of Electronic Document

I, W. Reid Solomon, 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 8/2/23 (date of document).

Affiant Signature

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 6/15/24

NOTARY'S SEAL

