Karen Johnson Davidson County
Batch# 1036660 DEEDWARR
08/09/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20230809-0061836

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $480,000.00.

Affiant Signature

Subscribed and sworn to before me on this the 4th Day of August, 2023.

Notary Public

My Commission expires 10 / 12 / 2024

NAME AND ADDRESS OF PROPERTY OWNER:
KYRILLOS SHARKAWY, KARAM SHARKAWY, GENFYAF MOHAREB
141 Tulip Grove Point
Hermitage, TN 37076
SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 086120A01800CO

WARRANTY DEED

23NT00711

Effective the 3rd Day of August, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ELESVAN RIVERA PORTILLO

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KYRILLOS SHARKAWY, an Unmarried Man, and KARAM SHARKAWY and GENFYAF MOHAREB, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Final Plat Revision of Section One, Tulip Grove Pointe "Cluster Lot Subdivision" of record in Instrument No. 20060905-

0109478, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elesvan Rivera Portillo from Legacy Capital Group, LLC, by Warranty Deed dated 05/10/2019 and recorded 05/14/2019 in Instrument No. 20190514-0045470, Register's Office of said County.

This is an improved property commonly known as: 141 Tulip Grove Pt, Hermitage, TN 37076-4348.

Juana Lobo Gonzalez is joining in this deed for purposes of conveying marital interest.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 3 day of August, 2023.

ELESVAN RIVERA PORTILLO

JUANA LOBO GONZALEZ

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ELESVAN RIVERA PORTILLO AND JUANA LOBO GONZALEZ**, the within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 3 day of August, 2023.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner 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 8/3/23 (date of document).

Affiant Signature

8/9/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th of August, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025