This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 15001017100

Karen Johnson Davidson County
Batch# 1041910 DEEDWARR
08/23/2023 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230823-0065976

NAME & ADDRESS OF NEW OWNER:
Magdi Samaan and Abanoub Akl
3537 Wood Bridge Lane
Nashville, Tn 37217

SEND TAX BILLS TO:
5174 Giardino Dr.
Mt. Juliet, TN 37122

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **SHAUNA HIXSON, A MARRIED WOMAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MAGDI SAMAAN AND ABANOUB AKL,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, BEING Lot No. 138 on the Plan of Edge-O-Lake Estates, Section VIII, as of record in Book 3700, Page 101, Register's Office for Davidson County, Tennessee

BEING the same property conveyed to Thomas W. Locke and wife, Vicki Locke, by Warranty Deed from John Williams and Frances Williams, dated April 14, 1969, appearing of record in Book 4325, page 976, of the Register's Office of Davidson County, Tennessee. The said Vicki Locke having since died on February 10, 2011 leaving said property to her husband, Thomas W. Locke, as suriving tenant. The said Thomas W. Locke having since died intestate on August 23, 2021 as per his Probate filing opened at No. 22P209 leaves Shauna Hixson as his only heir at law. Being also the same property conveyed to Grantor by Affidavit of Heirship of record at Instrument No. 202308230065975 in said Register's Office. This property is not now, nor has it ever been, a primary marital residence for the Grantor, Shauna Hixson.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2808 Creekview Dr, Nashville, TN, 37217.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 22nd day of August, 2023

Shauna Hixson

Shauna Hixson

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shauna Hixson, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 22 day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 4-19-25

KAYLA DODD NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 04-19-2025 RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $285,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 22nd day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 05-09-26

ALAN M. COHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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Certificate of Authenticity

I, Holly A. Mason, 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 August 22, 2023.

Affiant Signature

8/22/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of August, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026