WARRANTY DEED

Karen Johnson Davidson County
Batch# 1044690 DEEDWARR
08/31/2023 10 40 56 AM 2 pgs
Fees $13 00 Taxes $1,036.00

20230831-0068266

STATE OF TENNESSEE NOTARY PUBLIC

JONATHON TRISTON JACOBS COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2023

Notary Public

MY COMMISSION EXPIRES. 6-23-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Enas Shaker Sameh Mansour	Enas Shaker	173-01-0-166.00
(NAME)	(NAME)	
2500 Shays Lane	2500 Shays Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rosemary A. Nurse, a single woman** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Enas Shaker and Sameh Mansour, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Being Lot No 47 on the Plan of Monte Carlo Estates, Section 2-B, of record in Book 5056, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rosemary A Nurse from Britney Iesha Nurse, by Quitclaim Deed on September 28, 2016, of record in Instrument Number 20160930-0103267, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 533 Cedarmont Dr, Antioch, TN 37013
(House Number) (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

Witness my/our hands this 30th day of August, 2023.

R. Nurse

Rosemary A. Nurse

State of ~~Tennessee~~ Georgia
County of ~~Davidson~~ Gwinnett

Personally appeared before me Rosemary A Nurse, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2023

Notary Public Jessica Benford
My Commission Expires 7/10/2026

File No 202307014

JESSICA BENFORD Gwinnett County Notary Public Expires 07-10-26 STATE OF GEORGIA