WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050325 DEEDWARR
09/15/2023 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20230915-0072481

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21ST DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JAMIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
COMM EXPIRES 03/02/25

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Semon Sobhy and Angy Gadalla	United Wholesale Mtg	
(NAME)	(NAME)	
2953 Kinwood Dr.	585 South Blvd. E	15009001700
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Pontiac MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jamie Tate and Katlyn Vacanti-Mitchell, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Semon Sobhy and Angy Gadalla, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Section One, Forest View Park of record in Plat Book 3700, Page 109, in the Register's Office for Davidson County, Tennessee, to which PLan reference is hereby m ade for a more complete description of the property.

Being the same property conveyed to Jamie Tate and Katlyn Vacanti-Mitchell, husband and wife, by virtue of that certain Warranty Deed dated July 16, 2021, and being of record at Instrument No. 20210722-0098488 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 2953 Kinwood 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 hand this 15th day of August, 2023.

Jamie Tate
Jamie Tate

Katlyn Vacanti-Mitchell
Katlyn Vacanti-Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jamie Tate and Katlyn Vacanti-Mitchell**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of August, 2023.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/23

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 21, 2023.

J. Carlton Drumwright

August 21, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 21, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY