Karen Johnson Davidson County
Batch# 1050705 DEEDWARR
09/15/2023 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $11,100.00
20230915-0072686

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2023. Notary Public My Commission Expires: 10-2-23

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCT

Address New Owner As Follows:
Tarek Michael El Gammal and
Dana Deanne El Gammal
5947 Long Meadow Road
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number
116-13-0-039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TAREK MICHAEL EL GAMMAL AND DANA DEANNE EL**

GAMMAL, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 361 on the Plan of Hillwood Estates, Section 14, as of record in Book 2900, page 36, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the easterly margin of Long Meadow at the corner of Lots 361 and 362; thence with the line between said lots, easterly 201.8 feet to a point; thence southerly 42 feet to a concrete monument, continuing southerly 180 feet to a concrete monument in the north margin of Gun Club Road; thence with the margin of the same, northwesterly 163.6 feet to the beginning of a curve; thence around said curve, northerly 39.27 feet to the easterly margin of Long Meadow Road; thence with the margin of the same, northeasterly around a slight curve, 145 feet to the point of beginning.
>
> Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from Cathy D. Whitlock, unmarried, of record as Instrument No. 20211203-0160237, dated November 30, 2021, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2023, which have been prorated between the parties, and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2900, Page 36, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record as Instrument No. 20230616-0046012, Register's Office for Davidson County, Tennessee. ("Declaration") Grantee assumes and agrees to perform all obligations of Declarant under the Declaration from and after the date hereof, and to indemnify and hold harmless Grantor of and from such performance. Each successive owner of the property herein, upon acquisition of title to the property, will automatically become obligated to perform the obligations of Declarant herein from and after such acquisiton of title and will indemnify and hold harmless the original Declarant, and all subsequent owners of the property of and from such performance from and after acquisition of title.

This is improved property known as 5947 Long Meadow Road, Nashville, Tennesse 37205.

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 Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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.

WITNESS my hand this 15th day of September, 2023.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

BY: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGING PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of September, 2023.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/15/23 (date of document).

Affiant Signature

9/15/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

