Return to
Attorneys Title Company, Inc
2927 Berry Hill Drive
Nashville, TN 37204
G #36929-5

Box #14

Karen Johnson Davidson County
Batch# 1053457 DEEDWARR
09/25/2023 09 44 02 AM 2 pgs
Fees $13 00 Taxes $1,661 30

20230925-0074943

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

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $449,000 00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me ~~on this the 22nd~~ Day of September, 2023

Notary Public

My Commission expires 9 / 7 / 2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER.
Tuyen Lam Nguyen
407 Tampa Dr
Nashville, TN 37211

SEND TAX BILLS TO
Loyal Trust Bank
11675 Medlock Bridge Rd
Johns Creek, GA 30097

MAP AND PARCEL NUMBER Tax ID # 13312005800

WARRANTY DEED
23NT00937

Effective the 22nd Day of September, 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,

Ibrahim Shehata Demyan and Mona Saweres, married

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

Tuyen Lam Nguyen, a single woman

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

Land in Davidson County, Tennessee, being Lot No 73 on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Ibrahim Shehata Demyan and Mona Saweres, married from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D C , by Cash Deed dated 12/28/2006 and recorded 01/08/2007 in Instrument No 20070108-0002870, Register's Office of said County Ibrahim Shehata Demyan and Mona Saweres are married to each other

This is an improved property commonly known as 407 Tampa Dr, Nashville, TN 37211-3521

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 28th day of Sept 2023

Ibrahim Shehata Demyan

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ibrahim Shehata Demyan,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Notary Public

My Commission expires 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Mona Saweres

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mona Saweres**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Notary Public

My Commission expires 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024