WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21544-PR

Karen Johnson Davidson County
Batch# 1057332 DEEDWARR
10/04/2023 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20231004-0077964

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-23-1232

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Monir Abdalla
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of October, 2023

Notary Public

Commission Expires: 1/4/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Monir Abdalla, Magdy Girgis, and Somaia Eshak 2539 Haskell Drive Antioch, TN 37013	UNMB Home Loans Inc. 3601 Hempstead Turnpike Suite 300 Levittown, NY 11756	182-02-0C-059.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Nathan Lee LaPorte, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monir Abdalla, an unmarried man, an undivided one-half interest and Magdy Girgis and Somaia Eshak, husband and wife, an undivided one-half interest held as tenants by the entirety, all interests held as joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Final Plat, Evergreen Hills, Phase 1, of record in Plat at Instrument No. 20210427-0056348, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to EGH Land Development LLC by Warranty deed from Evergreen Hills, G.P., a Tennessee general partnership of record in Instrument No. 20180208-0013000 Register's Office for Davidson County, Tennessee, dated January 24, 2018 and recorded on February 8, 2018. (Value or consideration as shown in aforementioned deed $900,000.00.)

Being a portion of the same property conveyed to NVR Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty deed from EGH Land Development LLC of record in Instrument No. 20220421-0046112 Register's Office for Davidson County, Tennessee, dated April 19, 2022 and recorded on April 21, 2022. (Value of consideration shown in aforementioned deed $170,000.00.)

Being the same property conveyed to Nathan Lee LaPorte, married man by Special Warranty deed from NVR Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20220815-0092259 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 15, 2022. (Value of consideration shown in

aforementioned deed $410,485.00.)

Rachel Erin LaPorte, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2539 Haskell Drive, Antioch, TN 37013

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 so 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.

Dated this the 3 day of October, 2023.

Nathan Lee LaPorte

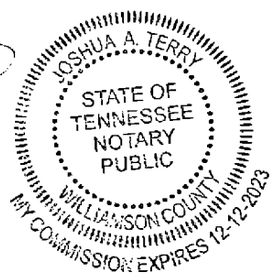
Rachel Erin LaPorte

STATE OF TENNESSEE
COUNTY OF Williamson

On this 3 day of October, 2023, before me personally appeared Nathan Lee LaPorte and Rachel Erin LaPorte, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3 day of October, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Rotalind Ruth, do hereby make oath that I am 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 10/3/2023.

Affiant Signature

10/4/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of October, 2023

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

