Karen Johnson Davidson County
Batch# 1057754 DEEDWARR
10/04/2023 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20231004-0078184

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

06-NSH23-06341

Address of New Owner:	Send Tax Bills to:	Tax Information:
Girgis Saleeb and Hanan Selwany 1723 Joben Drive Nashville, TN 37128	Deephaven Mortgage, LLC PO Box 71243 Philadelphia, PA 19176	108 16 0 249.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Darrell D. Neblett, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Girgis Saleeb and Hanan Selwany, husband and wife**, hereinafter called the Grantees, their successors 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. 101-A on the Plan of Zone Lot Division, Lots 98 thru 104, Percy Priest Woods, Section Four of record in Plat Book 6250, Page 757, amending Plat Book 6250, Page 357, 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 the same property conveyed to Darrell D. Neblett, a Married man, by Warranty Deed from James Andrew Tyner, an unmarried person, of record in Instrument No. 20160815-0084664, in the Register's Office of Davidson County, Tennessee, dated August 05, 2016, and recorded on August 15, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 318 Woodlark Court, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

MaFe S. Neblett, the spouse of Darrell D. Neblett, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Darrell D. Neblett.

WITNESS our hands this day of October, 2023

Darrell D. Neblett

MaFe S Neblett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Darrell D. Neblett and MaFe S Neblett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nonmitage, Tennessee, this 3RD day of October, 2023.

Notary Public

My Commission Expires: _____

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

Certification of Recorded Documents

I, Julia Wyatt, 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 October 3, 2023.

(AFFIANT) – Julia Wyatt

10/03/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 3rd day of October, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY