WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062914 DEEDWARR
10/19/2023 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20231019-0082011

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-3-2025

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2023

Notary Public

MY COMMISSION EXPIRES: 3-3-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nermeen F. Fayez Fahmy	OWNER	150-00-0 205.00
(NAME)	(NAME)	
562 Owendale Dr	562 Owendale Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37013	Nashville TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Harold Lewis Johnson, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nermeen F. Fayez Fahmy,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Beginning at a point in the northwest corner of the property conveyed to Lucile Payne Johnson, by deed from Imogene Muse, Trustee, et al, of record in Book 4380, Page 676, Register's Office for Davidson County, Tennessee; thence South 4 deg. 28' West 240 feet to an existing monument; thence South 85 deg. 13' 20" East 459.98 feet to an existing monument; thence South 28 deg. 29' 48" East 68.73 feet to an existing monument; thence North 78 deg. 41' 02" East 118.46 feet to a point; thence North 2 deg. 03' 41" West 274.87 feet to a point; thence North 85 deg. 40' West 573.08 feet to the point of beginning, but no further otherwise.

Being the same property conveyed to Harold Lewis Johnson by deed of record in Book 5659, Page 253, Register's Office for Davidson County, Tennessee.

The subject property is not the grantor(s) principal place of residence.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 562 Owendale Drive, 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/our hands this 22nd day of June, 2023.

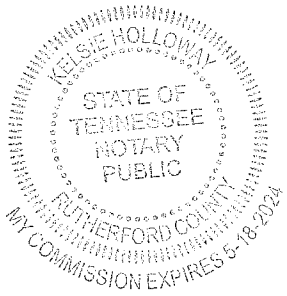
Harold Lewis Johnson

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Harold Lewis Johnson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 22nd day of June, 2023.

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024



File No.: 22671

Tennessee Certification of Electronic Document

I, Britney Garner 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 6/22/23 (date of document).

Affiant Signature

6/26/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th of June, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

