Karen Johnson Davidson County
Batch# 1067536 DEEDWARR
11/02/2023 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20231102-0085732

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231045990**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me, this 1st day of November, 2023. Notary Public My Commission Expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

Address New Owner: Guirguis Awad and Hanan Kirolos 1808 Apple Ridge Circle Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 14 0A 116.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andreas T. Ritchie and Nicola K. Ritchie, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Guirguis Awad and Hanan Kirolos, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section Three, Wexford Downs, R20 Residential P.U.D., of record in Instrument No. 20000810-0079246, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andreas T. Ritchie and Nicola K. Ritchie, husband and wife, by Warranty Deed from John David Ackerman and wife, Donna Marie Ackerman, of record in Instrument No. 20090113-0003206, in the Register's Office of Davidson County, Tennessee, dated December 31, 2008 and recorded on January 13, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Wexford Downs, R20 Residential P.U.D., as recorded in Instrument No. 20000810-0079246.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10292, Page 51, supplemented in Book 10792, Page 822 and in Instrument No. 20000810-0079498.

This is improved property located at 1808 Apple Ridge Circle Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2023.

Andreas T. Ritchie by Sabrina Schulhauser as his attorney-in-fact

Andreas T. Ritchie by Sabrina Schulhauser as Attorney-in-fact

Nicola K. Ritchie by Sabrina Schulhauser as her attorney-in-fact

Nicola K. Ritchie by Sabrina Schulhauser as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sabrina Schulhauser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Andreas T. Ritchie and Nicola K. Ritchie and that she is authorized by Andreas T. Ritchie and Nicola K. Ritchie to execute this instrument on their behalf.

Witness my hand, at office, this 1st day of November, 2023.

Notary Public
My Commission Expires: 1/4/27

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Nov 1, 23 (date of document).

Jennifer L. Pennell

Nov 1, 23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of Nov, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

