WARRANTY DEED

Karen Johnson Davidson County
Batch# 1068758 DEEDWARR
11/06/2023 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $913.90
20231106-0086660

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/30/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0545

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Makram Abdelseed and Mirvat Gaballa	New Owner	Map: 15002012900
(NAME) 3122 Justin Towne Ct.	(NAME) 2069 Valley Brook Dr	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-SEVEN THOUSAND AND NO/100 DOLLARS ($247,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KEITH W. ABRAMS, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAKRAM ABDELSEED AND MIRVAT GABALLA, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 24A on the Plan of Justin Towne, Section II, Resubdivision of Lots 13 through 26, of record in Book 5200, Page 588 amending Plat Book 5200, Page 459, Register's Office for said County, being more particularly described as follows:

BEGINNING at a point in the northerly right of way of Justin Towne Court, said point being the SW corner of the westerly half of Lot 24: thence leaving said right of way N 05-50-00 E 201.38 feet to a point; thence S 83-43-54 E 30.0 feet to a point; thence S 05-55-54 W 101.63 feet to a point; thence S 05-34-45 W 43.92 feet to a point; thence S 05-49-00 W 55.60 feet to a point in the northerly right of way of Justin Towne

Court; thence along said right of way N 84-10-00 W 30.00 feet to the point of beginning, containing 6022 sq. ft., more or less.

Being the same property conveyed to Keith W. Abrams by Quitclaim Deed from Deborah L. Abrams, of record in Instrument No. 20100624-0049357, dated June 3, 2010, Register's Office for said County. See also Warranty Deed of record in Instrument No. 20030324-0038519, said Register's Office.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the plat of record in Book 5200, Page 588, amending Book 5200, Page 528, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to Restrictive Covenants of record in Book 5986, Page 30, amended in Book 6067, Page 474, Book 6069, Page 33, Book 6116, Page 154, Book 61, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3122 Justin Towne Ct., Antioch, TN 37013
(House No.) (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 hand this 2 day of November, 2023.

Keith W. Abrams

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 Keith W. Abrams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 2nd day of November, 2023.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 November 2, 2023.

Affiant Signature

11/2/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of November, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026