Karen Johnson Davidson County
Batch# 1068774 DEEDWARR
11/06/2023 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $939.43
20231106-0086711

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2023.

Notary Public
MY COMMISSION EXPIRES: 9/30/2024
File No. G23-19854

J KAYE CLAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Makram Abdelseed and Mirvat Gaballa (NAME)	New Owner (NAME)	150-03-0-186
2069 Valley Brook Dr (STREET ADDRESS)	2069 Valley Brook Dr (STREET ADDRESS)	
Brentwood TN 37027 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Stephen L. Nesbitt, an unmarried man,** 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, 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. 53-B ON THE PLAN OF CHELSEA OF PRIEST LAKE. SECTION 1-B, AS OF RECORD IN PLAN BOOK 6250 PAGE 8. AS AMENDED IN PLAN BOOK 6250, PAGE 262. REGISTER'S OFFICE FOR DAVIDSON COUNTY. TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILS OF SAID LOT.

Being the same property conveyed to Stephen L. Nesbitt by Deed dated May 7, 2009, recorded June 3, 2009, in Instrument Number 20090603-0051188, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Stephen L. Nesbitt is signed by his/her duly appointed Attorney-in-fact Beth Tomlin, pursuant to the Power of Attorney recorded in Book _____, page _____, said Register's Office.

This is improved property, known as 3552 Gondola Dr, 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 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. Whenever 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 hand(s) this 3rd day of November, 2023.

Stephen L. Nesbitt by Beth Tomlin, his atty in fact

Stephen L. Nesbitt by Beth Tomlin, his Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Beth Tomlin, Attorney in fact for Stephen Nesbitt, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Public My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 3, 2023.

Affiant Signature

11/3/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 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