WARRANTY DEED

Karen Johnson Davidson County
Batch# 1070014 DEEDWARR
11/09/2023 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20231109-0087689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027

(AFFIX SEAL)

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2023100159

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Romany Khalil and Aber Gergs	New Owner C/O United Wholesale Mortgage	
(NAME) 4821 Sandyrock Ln	(NAME) 585 South Boulevard E	164-08-0D-126.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Pontiac, Michigan 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **FOUR HUNDRED FIVE THOUSAND AND NO/100 Dollars ($405,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SAMIR IBRAHIM AND NERMIN FRANSIS, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROMANY KHALIL AND ABER GERGS, 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. 126, as shown on the map entitled Final Plat of Hallmark, Section 4, of record in Instrument No. 20171030-0110849, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SAMIR IBRAHIM AND NERMIN FRANSIS, HUSBAND AND WIFE, by deed from DENNIS BUTLER BUILDERS, LLC, of record in Instrument No. 20181120-0114391, dated November 19, 2018, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4821 Sandyrock Ln, 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.

Executed by my hand this the 7th of November, 2023.

Samir Ibrahim

Nermin Fransis

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Samir Ibrahim and Nermin Fransis** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th of November, 2023.

Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

My Commission Expires: May 9, 2026

(SEAL)

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 11-07-2023 .

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 11-9-23

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 11-9-23 .

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

