FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **418,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/13/2023** Notary Public MY COMMISSION EXPIRES: 5-7-2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1071729 DEEDWARR
11/14/2023 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20231114-0088733

WARRANTY DEED

This Instrument Prepared by and Return To:

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

FOUR STAR TITLE LLC
ESTABLISHED 2004

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4755

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kamel Kamel and Amany Nasem	New Owner	**182 02 0C 002.00**
3224 Haskell Lane **Antioch, TN 37013**	5429 Pisano Street Mt Juliet, TN 37122	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **W.S. Russell Properties, LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kamel Kamel and Amany Nasem, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, 2 on the Plan of Final Plat, Evergreen Hills, Phase 1, of record in Instrument No. 20210427-0056348, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to W.S. Russell Properties, LLC by Deed dated December 12, 2022, from William Steven Russell, married, recorded December 15, 2022, in Instrument Number 20221215-0129885, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3224 Haskell Lane, Antioch, TN 37013**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **13th** day of **November, 2023.**

W. S. Russell Properties, LLC

William S. Russell, Sole Member

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named William S. Russell, whom I am personally acquainted and who upon his oath acknowledged himself to be the Sole Member and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of W S Russell Properties, LLC.

WITNESS my hand and official seal this 13th day of November, 2023.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 1/28/26

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21798-RR

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/13/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 11/13/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of November, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

