This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21764-RR

Karen Johnson Davidson County
Batch# 1076897 DEEDWARR
11/30/2023 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20231130-0092492

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 29th day of November, 2023.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/4/2027

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21764-RR

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Saber Gerges and Sahara Girgis 5216 Sunsail Drive Antioch, TN 37013	United Wholesale Mortgage, LLC PO Box 202028 Florence, SC 29502-2028	151 09 0B 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Haroun Attia AKA Attia Haroun, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Saber Gerges and Sahara Girgis, 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. 33 on the Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest, of record in Instrument No. 20041020-012631, a revision of Instrument No. 20041202-0143540, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Haroun Attia, married, by Warranty Deed from Charles K. Prime and wife, Lesa M. Prime, of record in Instrument No. 20140808-0071679, in the Register's Office of Davidson County, Tennessee, dated August 07, 2014 and recorded on August 08, 2014.

Mona Tawadros Kolta joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **5216 Sunsail Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 20__, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2023.

GRANTOR:

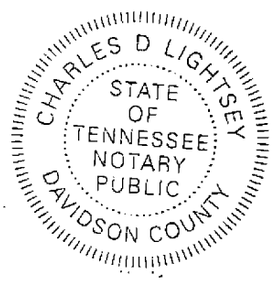
Haroun Attia
Haroun Attia AKA Attia Haroun

Mona Kolta
Mona Tawadros Kolta

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Haroun Attia AKA Attia Haroun and Mona Tawadros Kolta, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of November, 2023.



Notary Public
My Commission expires: 3/3/26

202311300092492

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 11/29/2023

Affiant Signature

11/30/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of November, 2023

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

