Name and Address of New Owner:
Sherif Fouad and Monica A. Fouad
1178 Waller Road
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1077043 DEEDWARR
12/01/2023 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,574.35
20231201-0092691

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14802008700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Seth Schaefer and Sarah Schaefer, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sherif Fouad and Monica A. Fouad, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Luna Heights, Section Two of record in Plat Book 2900, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Seth Schaefer and Sarah Schaefer, husband and wife by Warranty Deed from RFK Properties, LLC, a Tennessee Limited Liability Company dated December 31st 2018 and recorded January 2nd 2019 of record in Instrument No. 20190102-0000498 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3404 Lallemand Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

NotaryCam Doc ID: e0c725be-2685-4dcf-9662-f73dfa2d8d18

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of November, 2023.

Seth Schaefer (SEAL)
Seth Schaefer

Sarah Schaefer (SEAL)
Sarah Schaefer

STATE OF Texas
COUNTY OF FortBend

On this 22nd day of November, 2023, before me personally appeared Seth Schaefer and Sarah Schaefer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of November, 2023.

CYNTHIA ALLEN
Notary ID #125602105
My Commission Expires
February 28, 2026

Cynthia Allen
Notary Signature
My commission expires: 2/28/2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sarah Schaefer Seth Schaefer
Affiant

STATE OF ~~TENNESSEE~~ Texas CA
COUNTY OF ~~DAVIDSON~~ FortBend

Sworn to and subscribed before me this 22 day of November, 2023.

CYNTHIA ALLEN
Notary ID #125602105
My Commission Expires
February 28, 2026

Cynthia Allen
Notary Signature
My commission expires: 2/28/2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: e0c725be-2685-4dcf-9662-f73dfa2d8d18

202312010092691

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11/22/23 (date of document).

Affiant Signature

11/27/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of Nov, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

