G #37042-5

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1078685 DEEDWARR
12/05/2023 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20231205-0093869

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2023.

Notary Public

My commission expires: 10/16/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ameyo Soglohun and Jacques Komivi Edah	**Lineage Bank**	**135-14-0-B-082-00co**
1712 Olive Circle	120 5th Avenue N.	
Nashville, TN 37217	Franklin TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sameh Lawendy and Engy Botros, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ameyo Soglohun and Jacques Komivi Edah, wife and husband

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 81 on the Plan of Ransom Place, Section One, Phase Two, of record in Plat Book 7900, Page 463, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Sameh Lawendy and Engy Botros, husband and wife, by Warranty Deed dated March 21, 2022, from Kelly A. Ingle, unmarried, of record in Instrument No. 20220323-0033158, Register's Office for Davidson County, Tennessee.

THE property conveyed herein is not the place of residence of the Grantors.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 7900 Page 463; said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions, and Restrictions for the Residential Portion of Ransom Place, Phase One, of record in Book 7867 Page 81, amended in Book 7885 Page 868, Book 7947 Page 436, Book 8070 Page 555, Book 8424 Page 414, Book 8505 Page 235, Book 8550 Page 764, Book 8707 Page 86, Book 8846 Page 184, Book 10421 Page 358, Instrument No. 20210104-0000683, Instrument No. 20210309-0030452, Instrument No. 20211021-0141293, Instrument No. 20211207-0161835, Instrument No. 20211207-0161836, Instrument No. 20211207-0161837, Instrument No. 20211207-0161838, Instrument No. 20211207-0161839, Instrument No. 20211207-0161840, Instrument No. 20211229-0171009, Instrument No. 20211229-0171010, and Instrument No. 20230424-0030069, Register's Office for Davidson County, Tennessee.**

3) **By-Laws of Ransom Place Homeowner's Association appended thereto in Book 7867 Page 104 and amended in Instrument No. 20210917-0125039, Register's Office for Davidson County, Tennessee.**

4) **Charter of Ransom Place Homeowner's Association, Inc., of record in Book 7877 Page 973 amended in Book 8170 Page 947 and Book 8550 Page 766, Register's Office for Davidson County, Tennessee.**

5) **All matters shown on the Boundary Plat of record in Plat Book 6900 Page 851, Register's Office for Davidson County, Tennessee.**

6) **Conveyance of the open space to Ransom Place Homeowner's Association of record in Instrument No. 20010530-0055831, Register's Office for Davidson County, Tennessee.**

7) **Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage of record in Book 7389 Page 133, Register's Office for Davidson County, Tennessee.**

8) **Stormwater Detention Agreement of record in Book 8879 Page 270, Register's Office for Davidson County, Tennessee.**

9) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved (_X_) Unimproved (____) property, known as: **1712 Olive Circle, Nashville, TN 37217**

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 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.

Witness my/our hand(s) this **30th** day of **November, 2023.**

Sameh Lawendy
Sameh Lawendy

Engy Botros
Engy Botros

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sameh Lawendy,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2023.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Engy Botros,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2023.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 11/30/23.

Affiant Signature – Joshua A. Terry

12/1/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/1/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27