Karen Johnson Davidson County
Batch# 1078992 DEEDWARR
12/06/2023 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20231206-0094282

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37604-03-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me this 6th day of December, 2023. Notary Public My Commission Expires: 9/8/25

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hanna Faragalla Magdy Shenoda Maged Faragalla Nader Kamel 5000 War Admiral Court Mt. Juliet, TN 37122	Hanna Faragalla Magdy Shenoda Maged Faragalla Nader Kamel 5000 War Admiral Court Mt. Juliet, TN 37122	Map and Parcel No.: 08600008400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ricky L. McClintock and wife Laurel L. McClintock (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Hanna Faragalla, Magdy Shenoda, Maged Faragalla, and Nader Kamel, as tenants in common (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4017 Central Pike, Hermitage, Davidson County, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 6th day of December, 2023.

GRANTORS:

Ricky L. McClintock

Laurel L. McClintock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ricky L. McClintock and Laurel L. McClintock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2023.

Notary Public
My Commission Expires: 9/8/25

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

TRACT I:
A certain tract or parcel of land in the 4th Civil District of Davidson County, Tennessee, described as follows:
Beginning at a fence post in the northerly margin of and 35 feet from the center line of Central Pike also being east 687 feet more or less from the center line of Old Hickory Blvd. and being the southeast corner of herein described tract; thence along the margin of Central Pike and in a westerly direction and with a curve to the right having a radius of 681.197 feet for a distance of 217.16 feet to an iron pin being the southeast corner of Baltz Property as of record in Book 4874, Page 944, Register's Office for Davidson County, Tennessee; thence with Baltz Property and leaving Central Pike North 8 deg. 44' east 115.56 feet to an iron pin; thence south 85 deg. 43' east 194.50 feet to a fence post; thence leaving Baltz Property and running with the westerly property line of Perry property as of record in Book 1372, Page 444, Register's Office for Davidson County, Tennessee, south 1 deg. 44' west 163.79 feet to the point of beginning, and containing 0.68 acres more or less.
INCLUDING IN THE ABOVE DESCRIPTION IS the ABSOLOM GLEAVES GRAVEYARD, same being a tract set out of 82 feet more or less by 52 feet more or less, and reserved from Frank D. Gleaves to Nora Gleaves of record in Book 583, Page 237, Register's Office for Davidson County, Tennessee, with all rights of ingress and egress thereto.

TRACT II:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows:
BEGINNING at a point in the center of Central Turnpike, as located on the 18th day of February, 1946, being the southwest corner of a tract of land obtained by the said Mrs. Nora Gleaves in a partition of deed from the heirs of Joe R. Gleaves, deceased, and the southeast corner of the land obtained by the said Mrs. Nora Gleaves from Frank D. Gleaves, by deed of record in Book 583, Page 237, Register's Office for Davidson County, Tennessee, running along the center line of said Central Turnpike, as then located in a westerly direction approximately 225 feet to a fence; thence northerly along said fence line approximately 182 feet to a point in T.B. Gleaves' line; thence easterly 225 feet along the T.B. Gleaves boundary line to the boundary line of the property obtained by the said Mrs. Nora Gleaves from her deceased husband, Joe H. Gleaves by partition deed, and the property obtained by her from the said Frank D. Gleaves; thence southerly along said line approximately 175 feet to the point of beginning.

Being the same property conveyed to Ricky L. McClintock and wife, Laurel L. McClintock by Quitclaim Deed dated June 25, 2004 from American Development AMDV, LLP, of record in Instrument No. 20040625-0075481, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which are assumed by Grantees.
2. Easement for right of way of Central Pike of record in Book 2148, Page 245, Register's Office for Davidson County, Tennessee. (TRACT I)
3. Easement for Absolom Gleaves graveyard reserved in deed of record in Book 583, Page 237, Register's Office for Davidson County, Tennessee. (TRACT I)
4. Subject to right of way of record in Book 2148, Page 250, Register's Office for Davidson County, Tennessee. (TRACT II)

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/6/23 (date of document).

Affiant Signature

12/6/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of December 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY