This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21587-MC

Karen Johnson Davidson County
Batch# 1081408 DEEDWARR
12/13/2023 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20231213-0095928

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of December, 2023.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elise Genevieve Melendez- Hight Reynold Melendez 3303 Chatterly Court Antioch, TN 37013	New Owner	136 15 0 098.00

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, **Talaat Hanna, a married man, and Wagih Soliman, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elise Genevieve Melendez- Hight, an unmarried woman and Reynold Melendez, a married man, as joint tenants with right of survivorship,** 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. 62-B, Zone Lot Division, Lots 60 Thru 63, Chelsea of Priest Lake, Section One-8, as of record in Plat Book 6250, Page 364, said Register's Office.

Said Lot No. 62-8 fronts 30.86 feet on the Northerly side of Gondola Drive and fronts a total of 102.62 feet on the Westerly side of Chatterly Court, said frontages being joined by a curve which measures 37.28 feet and runs back 107.71 feet on the Westerly line and 37.51 feet on the Northerly line to a point of intersection.

Being the same property conveyed to Talaat Hanna, a married man, and Wagih Soliman, a married man, tenants in common, by Warranty Deed from Christy Medd, of record in Instrument No. 20230808-0061440, in the Register's Office of Davidson County, Tennessee, dated August 02, 2023 and recorded on August 08, 2023.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **3303 Chatterly Court, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2024, 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 6th day of December, 2023.

GRANTOR:

Talaat Hanna

Talaat Hanna

Wagih Soliman

Wagih Soliman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Talaat Hanna and Wagih Soliman, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of December, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

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 12/6/2023.

Affiant Signature – Joshua A. Terry

12/12/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/12/2023

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27