Karen Johnson Davidson County
Batch# 1086305 DEEDWARR
12/28/2023 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20231228-0099827

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $338,000.00

Affiant

File Number: 23120828

Subscribed and sworn to before me, this 21st day of December, 2023.

Notary Public
My Commission Expires: 9-2-24

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Mina R. William and Raafat W. Rizk	United Wholesale Mortgage LLC	164-12-0-011.00
1445 Laurel Oak Dr.	585 S. Blvd E	
Antioch, TN 37013	Pontiac, MI 48341	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John E. Patterson and Karmika S. Haynes, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Mina William, a single man, and Raafat Rizk, a married man, as joint tenants with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of 2nd Revision to the Final Plat of Meadow Woods, Phase I of record in Plat Book 9700, Page 570, 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 John E. Patterson by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20030317-0034944 Register's Office for Davidson County, Tennessee, dated February 28, 2003 and recorded on March 17, 2003.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1445 Laurel Oak Dr., Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21st day of December, 2023.

John E. Patterson

Karmika S. Haynes

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John E. Patterson and Karmika S. Haynes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 21st day of December, 2023.

Notary Public at Large
My Commission Expires: Sept. 21, 2024

LISA K. R. WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 21, 2023** (date of document).

Affiant Signature

December 28, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 28th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25