WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21951-RR

Name and Address of New Owner:
Nagy Eilia and Gawhara Eilia
3162 Woodymore Drive
Antioch, TN 37013
Send Tax Bills To:
NEW HOMEOWNER

Karen Johnson Davidson County
Batch# 1088239 DEEDWARR
01/04/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240104-0000753

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 150-06-0A-072-00

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, **Ronza Williams, an unmarried individual,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nagy Eilia and Gawhara Eilia, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 72, as shown on the map entitled Final Plat of The Park at Priest Lake, Phase 3, of record in Instrument No. 20170405- 033305, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronza Williams, an unmarried individual by Deed dated June 22, 2017, from Habitat for Humanity of Greater Nashville, a Tennessee non-profit organization, recorded June 27, 2017, in Instrument Number 20170627-0064464, in the Official Records of Davidson County, Tennessee.

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The2023 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.

unimproved _
This is improved x property, known as 3162 Woodymore Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of December, 2023.

Ronza Williams (SEAL)
Ronza Williams

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of December, 2023, before me personally appeared Ronza Williams, 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 28th day of December, 2023.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

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 $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ronza Williams
Ronza Williams

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 12/28/2023

Affiant Signature

1/3/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of January, 2024..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires