WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 122023-MC

STATE OF TENNESSEE ~~WILSON~~ Rutherford
COUNTY OF
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $350,000.00.

Raafat Gebraeil
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of January, 2024.

NOTARY PUBLIC

My commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Raafat Gebraeil,Soma Mosa and Marina Basha and Mikhail Ghit	New Owner	07504017800
(NAME)	(NAME)	
532 Raleigh Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $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 **Bonnie J. Prince and Estate of William Delmar Smith,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Raafat Gebraeil and Soma Mosa, husband and wife, and Marina Basha and Mikhail Ghit, husband and wife, as tenants in common,** hereinafter called the **GRANTEE(S),** his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 22 on the Plan of Sunset Park, Section 1, of record in Book 4300, Page 185, Register's Office for Davidson County, Tennessee, to which said plan is hereby made for a more complete description of said lot.

Being the same property conveyed to William D. Smith, Bonnie J. Smith and Mattie Pearl Smith, as to a life estate by deed form Mattie Pearl Smith of record in Instrument No. 20211220-0167725, said Register's Office.

The said Mattie Pearl Smith having since died on or about 7/4/2022.

The said William D. Smith having since died testate on or about December 10, 2022. Per Last Will and Testament of William Delmar Smith, Teresa Jan Smith and William Delmar Smith, II are appointed as Personal Representatives of the Estate of William Delmar Smith. See Estate No. 2023-ES-0243, in the Probate Court for Forsythe County, State of Georgia. See also Certified Copy of the Last Will and Testament of William Delmar Smith of record in Instrument No. _202401240004599__, said Register's Office.

The said William D. Smith and William Delmar Smith being one in the same.

The said Bonnie J. Smith and Bonnie J. Prince being one in the same.

This property is __unimproved _X_improved property known as: 532 Raleigh Dr., Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

Karen Johnson Davidson County
Batch# 1093228 DEEDWARR
01/24/2024 09:25:30 AM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20240124-0004600

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of January, 2024.

Bonnie J. Prince

Bonnie J. Prince

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie J. Prince, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of January, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Estate of William Delmar Smith

BY: _____
Teresa Jan Smith, Personal Representative and Heir-at-Law

STATE OF GEORGIA
COUNTY OF FORSYTH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa Jan Smith, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Personal Representative and Heir-at-Law of the Estate of William Delmar Smith and in her capacity as such Personal Representative and Heir-at-Law acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of January, 2024.

_____
Notary Public
My Commission Expires: 3/16/2025

LISA M. KEECH
NOTARY PUBLIC
GWINNETT COUNTY
State of Georgia
My Comm. Expires MARCH 16, 2025

Estate of William Delmar Smith

BY: William Delmar Smith II Personal Representative and Heir At Law
William Delmar Smith, II, Personal Representative and Heir-at-Law

STATE OF North Carolina
COUNTY OF Moore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Delmar Smith, II, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Personal Representative and Heir-at-Law of the Estate of William Delmar Smith and in his capacity as such Personal Representative and Heir-at-Law acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~12th~~ 11th day of January, 2024.

Tabitha Nicole Branson
Notary Public
My Commission Expires: 16 NOV 2026

TABITHA NICOLE BRANSON
NOTARY
MY
COMMISSION EXPIRES
11/18/2025
PUBLIC
CHATHAM COUNTY, N.C.

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/12/24 (date of document).

Kirsten Virden

Affiant Signature

Date: 1/12/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of January, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

