Karen Johnson Davidson County
Batch# 1093795 DEEDWARR
01/24/2024 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20240124-0004804

STATE OF TENNESSEE ,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-4-27

(AFFIX SEAL)

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-27

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH23-07013

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jan Fahmy 3001 Hamilton Church Road Antioch, TN 37013	Jan Fahmy C/o Rocket Mortgage LLC 1050 Woodard Ave Detroit, MI 48226-1906	163 04 0A 505.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Kelli B. Reagan, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jan Fahmy, a married man**, hereinafter called the Grantees, their successors 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 Unit 505, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No.: 20040212-0016945, as amended in Instrument No. 20040226-0022076, in Instrument No. 20050310-0026734; Instrument No. 20050701-0075731 and Instrument No. 20060206-0014793 and Bylaws of record in Instrument No. 200402120016946, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelli B. Reagan, a single woman, by Warranty Deed from Wesley V. Rozzell, a married man, of record in Instrument No. 20180220-0016014, in the Register's Office of Davidson County, Tennessee, dated February 08, 2018 and recorded on February 20, 2018.

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: 3001 Hamilton Church Road, 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 12th day of January, 2024

Kelli B. Reagan

Kelli B. Reagan

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 Kelli B. Reagan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Murfreesboro, Tennessee, this 12th day of January, 2024.

Susan Morelli

Notary Public

My Commission Expires: 08.17.2025



Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 January 12, 2024

Name: **Jennifer Cole**
Title: **Authorized, Agent**
Date . January 17, 2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on January 17, 2024

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

