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

File Number: 23120863

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of January, 2024.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

# Warranty Deed

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| George Hanna , Sahar Girgiss and and Bishoy Hanna | Same As Owner | 161-06-0-025.00 |
| 639 Woodett Drive | | |
| Nashville, TN 37211-5955 | | |

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, Shannon W. Whipp and wife, Robyn J. Johnikin, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to George Hanna and Sahar Girgiss, husband and wife and Bishoy Hanna, a single man, 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. 98 on the Plan of Section Three, McMurray Woods, of record in Plat Book 3300, Page 83, 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 Shannon W. Whipp and wife, Robyn J. Johnikin by Warranty Deed from James A. Box and wife Kerene D. Box of record in Instrument No. 20141216-0114876 Register's Office for Davidson County, Tennessee, dated December 12, 2014 and recorded on December 16, 2014.

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 639 Woodett Drive, Nashville, TN 37211-5955.

Karen Johnson Davidson County
Batch# 1093827 DEEDWARR
01/24/2024 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20240124-0004852

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 24th day of January, 2024.

Shannon W. Whipp

Robyn J. Johnikin

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 Shannon W. Whipp and wife, Robyn J. Johnikin 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 24th day of January, 2024.

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

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

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 **1/24/2024** _____ (date of document).

Affiant Signature

**1/24/2024**

Date

State of TN

County of Rutherford

Sworn to an subscribed before me this **24** day of **January**, 20**24**

MY COMMISSON EXPIRES: 2/22/25

NOTARY'S SEAL

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD