Karen Johnson Davidson County
Batch# 1098108 DEEDWARR
02/05/2024 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240205-0008076

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 ST DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 935 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mariem Shehata	Same as Owner	Parcel ID: 136 14 0 001.00
(NAME) 3153 Bromley Way	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Vonnie Faye Degges, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mariem Shehata**, hereinafter called the Grantees, their heirs 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 Lot No. 6 on the plan of Section One, Castlegate, of record in Book 4460, Page 115, Register's Office for said County.

Said Lot No. 6 fronts 100.25 feet on the northeasterly margin of Castlegate Drive and extends back 172.38 feet on the northwesterly line and 128.01 feet on the southeasterly line to a broken line in the rear, measuring 148.04 feet thereon.

Being the same property conveyed to Ira Donald Degges et ux Vonnie Faye Degges from Richard G. Haden, unmarried by Warranty Deed dated September 28, 1979 and recorded on October 5, 1979 in Book 5510, Page 367, Register's Office for Davidson County, Tennessee. The said Ira Donald Degges having died on October 23, 2012 leaving Vonnie Faye Degges as the surviving tenant by entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 512 Castlegate Dr., Nashville, TN 37217

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 31st day of January, 2024

Vonnie Faye Degges by Paul Donald Degges as her Attorney in Fact

Vonnie Faye Degges by Paul Donald Degges as her Attorney in Fact

Vonnie Faye Degges by Karen Elizabeth Degges as her Attorney in Fact

Vonnie Faye Degges by Karen Elizabeth Degges as her Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Paul Donald Deggess and Karen Elizabeth Degges , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Vonnie Faye Degges, as Attorney-in-fact, and acknowledged that they executed the same as the free act and deed of the said Warranty Deed by virtue of a Power of Attorney, duly executed and appearing of record in Record Book ✔ _____, said Register's Office. 20120131-0008685

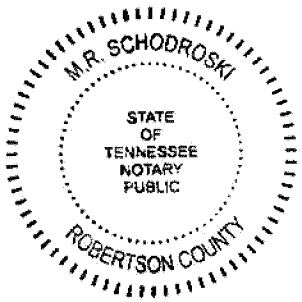
Witness my hand and official seal, this the 31st day of January, 2024.

M. L Schodlosk

Notary Public

My Commission Expires: 3/3/2026

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 **January 31, 2024**.

Date

Tonya Loftin
Affiant Signature

February 5, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of February, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)