This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22204-CC

Karen Johnson Davidson County
Batch# 1102406 DEEDWARR
02/20/2024 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240220-0011403

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of February, 2024.

Notary Public
My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Randa Temothaous Joy Gadalla 1757 Bridgecrest Dr Nashville, TN 37013	CMG Mortgage 3160 Crow Canyon Rd #400 San Ramon, CA 94583	149-15-0A-432-00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, I, **Taghi Mohammadkhah**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Randa Temothaous and Joy Gadalla, Tenancy in Common with Right of Survivorship,** hereinafter called the Grantee, their heirs and assigns, a particular tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Cambridge Forest, Phase Six of record in Instrument No. 20070430-0051165, 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 all of the property conveyed to Taghi Mohammadkhah, by Warranty Deed from Melad D. Sawiers and wife, Kathy Sawiers, dated June 16, 2021, and recorded on June 21, 2021, of record in Instrument No. 20210621-0083596, Register's Office for Davidson County, Tennessee.

This is improved property located at **1757 Bridgecrest Drive, Nashville, TN 37013**

This property is not a primary residence of the Grantors and, as such, is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or another similar statute.

This conveyance is subject to 1) Property taxes for 2024, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorated share thereof to the Grantees 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.

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 the 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall apply to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February 2024.

GRANTOR:

Taghi Mohammadkhah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Taghi Mohammadkhah, the within named bargainor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at the office this 12th day of February 2024.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission expires: 03/03/2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 13, 2024.

J. Carlton Drumwright

February 13, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 13, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY