This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22225-DJ

Karen Johnson Davidson County
Batch# 1107459 DEEDWARR
03/05/2024 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $971.25
20240305-0015205

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $262,500.00

Affiant

Subscribed and sworn to before me, this the 29th day of February, 2024.

Notary Public
My Commission Expires: 3/9/27

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sherif Ibrahim and Sameh Dawoud 809 Sunset Pt Mt Juliet, TN 37122	New owner c/o ServisFirst Bank 2500 Woodcrest Place Birmingham, AL 35209	108-16-0-013

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Terry Parker and Donna K. Parker, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sherif Ibrahim, a married man and Sameh Dawoud, a married man, as tenants in common** hereinafter called the Grantee(s), 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 all of Lot No. 13A, Zone Lot Division, Lots 13, 15, 16, 17, 18, 19, Section One, Percy Priest Woods, of record in Plat Book 5200, page 472; as amended in Plat Book 5200, page 607, Register's Office for Davidson County, Tennessee, to which plan and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Terry Parker and Donna K. Parker, husband and wife by Warranty Deed from Michael T. Leary, an unmarried man, dated January 30, 2015, recorded February 3, 2015, of record in Instrument No. 20150203-0009929, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3270 Priest Woods Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 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 their prorated share thereof to the Grantee 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 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 be applicable to all genders.

202403050015205

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of February, 2024.

GRANTOR:

Terry Parker

Donna K. Parker

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry Parker and Donna K. Parker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of 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 office this 29th day of February, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

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 2-29-2024.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 03-04-24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 03-04-24

Notary Public: **Tuwana J. Bryant**

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

