Karen Johnson Davidson County
Batch# 1108745 DEEDWARR
03/07/2024 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20240307-0015955

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

VICTORIA M. SHERIDAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 368,000.00.

Affiant

Subscribed and Sworn before me this 5th day of March , 2024.

Notary Public
My commission expires: 09/20/2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Alaa Girgis and Mariam Ibrahim 4044 Pepperwood Drive, Nashville, TN 37013	New Owner United Wholesale Mtg 5853 Blvd. E Pontiac, MI 48341	165-13-0A-095-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hector Roldan Vega Perez and Leydi Marisela Perez Ramirez, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alaa Girgis and Mariam Ibrahim, Husband and Wife, As Joint Tenants,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 493 on the Plan of Peppertree Forest, Section Eight of record in Plat Book 7900, Page 652, 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 Mena Abdelmalak and Wagdy Nakhla, as tenants in common with rights of survivorship by Warranty deed from Deborah R. Armstrong, an unmarried individual of record in Instrument No. 20210923-0128224 Register's Office for Davidson County, Tennessee, dated September 20, 2021 and recorded on September 23, 2021.

Further, being the same property conveyed to Hector Roldan Vega Perez, a married man, by Warrnaty Deed from Mena Abdelmalak and Wagdy Nakhla, as tenants in common with rights of survivorship, dated November 19, 2021 and recorded December 01, 2021 of record in Instrument No. 20211201-0158399, in the Register's Office of Davidson County, Tennessee.

Leydi Marisela Perez Ramirez, spouse of Hector Roldan Vega Perez, joins in this conveyance for the purpose of conveying all of her right, title, interest, if any in and to said property to the grantee (s) there heirs and assigns.

This is [ ] improved [ ] unimproved property known as 4044 Pepperwood Drive, Nashville, TN 37013 .

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; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 5th day of March , 2024.

Hector Roldan Vega Perez

Leydi Marisela Perez Ramirez

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 5th day of March, 2024, before me personally appeared Hector Roldan Vega Perez and Leydi Marisela Perez Ramirez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of March, 2024.

Vicki Sheridan
Notary Signature
My commission expires: 9/20/2025

VICTORIA M. SHERIDAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 March 5, 2024.

J. Carlton Drumwright

March 5, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 5, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY