	WARRANTY DEED	State of Tennessee County of Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of February, 2024. (Affix Seal) Notary Public My Commission Expires:
2024-9	Karen Johnson Davidson County Batch# 1108790 DEEDWARR 03/07/2024 02:23:30 PM 3 pgs Fees: $18.00 Taxes: $1,609.50 20240307-0016010	

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

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills	Tax ID#:
Yasser Ghattas and Ragaa Botros 2304 Edencrest Drive Antioch, TN 37013	Pinnacle Bank 150 3rd Ave South S Suite 1000 Nashville TN 37201	149.15-0A-023.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shilayvontia Cilay Gatewood, unmarried, joined by Jerry Brown, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Yasser Ghattas and Ragaa Botros husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 23 on the Plan of Section One, Cambridge Forest, R15 Residential P.U.D. of record in Plat Book 9700, page 300, 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 Shilayvontia Cilay Gatewood from Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty Deed dated February 28, 2020 and recorded March 12, 2020 in Instrument #20200312-0027814, Register's Office for Davidson County, Tennessee.

Shilayvontia Cilay Gatewood having since married and subsequently divorced from Jerry Brown. Jerry Brown joins in the conveyance to convey his marital interest if any he may have.

( ) unimproved

This is (X) improved property known as 2304 Edencrest Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 22nd day of February, 2024.

Shilayvontia Cilay Gatewood

Jerry Brown

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Shilayvontia Cilay Gatewood and Jerry Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of February, 2024.

Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 February 22, 2024.

J. Carlton Drumwright

February 22, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 22, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY