WARRANTY DEED

When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File 1-22310-RR

Karen Johnson Davidson County
Batch# 1112315 DEEDWARR
03/18/2024 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240318-0018612

File No.: LTR-24-6721

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/14/2027

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Akram Ayed Shafik and Hanaa Rasmy Fahmy	Movement Mortgage, LLC	151 09 0A 241.00
(NAME)	(NAME)	
6721 Ascot Drive Antioch, TN 37013	8024 Calvin Hall Road Indian Land, SC 29707	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **ROBERT CULP, JR., A SINGLE MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **AKRAM AYED SHAFIK AND HANAA RASMY FAHMY, 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:

Land in Davidson County, Tennessee, being Lot No. 241, on the Final Plat Phase 3, Section 1 (35 Lots), First Revision, Long Hunter Chase, a Planned Unit Development, of record in Instrument No. 20001103-0109138, said Register's Office, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Culp, Jr., a single man, from James Jones, a married man (joined by Lauryn Jones) ,by Warranty Deed dated September 26, 2007, recorded October 1, 2007, in Instrument No. 20071001-0116197, in the Register's Office of Davidson County, Tennessee, .

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 6721 Ascot Drive, Antioch, TN 37013
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 14th day of March, 2024.

Robert Culp, Jr.

STATE OF Florida
COUNTY OF Broward

On this 14th day of March, 2024, before me personally appeared Robert Culp, Jr., 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 14th day of March, 2024.

Notary Signature
My commission expires: 5/5/26

Notary Public State of Florida
Karl Jones
My Commission
HH 261794
Exp. 5/5/2026

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 3/14/2024.

Rozalind Ruth — 3/18/2024

Affiant Signature — Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18th day of March, 2024.

Bria Sawyers

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

