Karen Johnson Davidson County
Batch# 1113799 DEEDWARR
03/21/2024 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20240321-0019693

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/7/24
(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Girgis Ghobryal	New Owner	Map: 06013011700
(NAME) 217 Floyd Mayfield	(NAME) New Owner	
(ADDRESS) La Vergne, TN 37086	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($225,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHENETA GANT DILLARD, DEVISEE UNDER THE WILL OF ELOUISE DANTZLER JOHNSON AKA ELOUISE DANTZLER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GIRGIS GHOBRYAL, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 104, Plan of Trinity Hills Village, Section III, First Addition, a plat of which is recorded in Plat Book 4460, Page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 50 feet on the easterly side of Old Matthews Road and extends back 130.1 feet on the northerly line and 125.7 feet on the southerly line to a dead line, which is a broken line, measuring 58.1 feet thereon.

Being the same property conveyed to Elouise Dantzler aka Elouise Dantzler Johnson, by deed from Henry H. Harris and wife, Willo Harris, of record in Book 5816, Page 227, dated November 5, 1981, Register's Office for said County. The said Elouise Dantzler Johnson died testate on June 14, 2018 and the Will was admitted to Probate for Muniment of Title as Probate No. 18P1129 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Devisee Under the Will of Elouise Dantzler Johnson.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 32, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4509, Page 480, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2637 Old Matthews Rd., Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (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 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. 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 our hands this 21st day of March, 2024.

Cheneta Gant Dillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheneta Gant Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of March, 2024.

My Commission Expires:

11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 21, 2024.

(AFFIANT) Julia Wyatt

03/21/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 21st day of March, 2024.

My commission expires: 11/2

Notary Public

11/2/26

JAMIE C POLK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY