Karen Johnson Davidson County
Batch# 1114521 DEEDWARR
03/25/2024 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240325-0020396

ADDRESS NEW OWNER: Kamil Sobhi
Wafaa Abdelmassih
Kirolos Gaid
3120 Country Way Road
Antioch, TN 37013

SEND TAX BILL TO: Plains Commerce Bank
3905 West 49th St. 2ND Floor
Sioux Falls, SD 57106

MAP-PARCEL NOS. 150 03 0 207.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004
TITLE INSURANCE SOLEY ISSUED BY CLOSED TITLE, LLC

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Frederick B. Thomas and Arlene D. Thomas, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kamil Sobhi and Wafaa Abdelmassih, a married couple and Kirolos Gaid, a single person, as joint tenants with rights of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Revised Lot No. 81 on the plan of Section 4, Harbor Landing, of record in Book 6050, Page 460, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Said Lot No. 81 fronts 52.66 feet on the northeasterly margin of Country Way Road and extends back 216.17 feet on the northwesterly line and 144.18 feet on the southeasterly line to a dead line in the rear, measuring 86.73 feet thereon.

Being the same property conveyed to Frederick B. Thomas and wife, Arlene D. Thomas, by Warranty Deed from Jeffrey Lee Kyger and wife, Laurie Ann Kyger, dated May 12,1992 and recorded May 14, 1992, of record in Book 8626, Page 25, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3120 Country Way Road, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 6900, Page 879 and Plat Book 6050, Page 460, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 6319, Page 65, said Register's Office.(4) Fence Easement in Book 8289, Page 988, said Register's Office.(5) Right of Way Easement granted to Gulf Interstate Gas Co. within Final Order in Book 2292, Page 54, said Register's Office.(6) Easements for Water Mains in Book 8127, Page 843 and Page 893, said Register's Office.(7) Easement for Sanitary Sewers in Book 8127, Page 893, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of March 2024.

X Frederick B Thomas
Frederick B. Thomas

X Arlene D. Thomas
Arlene D. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Frederick B. Thomas and Arlene D. Thomas, husband and wife ,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

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

MARY KATHRYN CARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2027

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $350,000.00.

Affiant

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

Subscribed and sworn before me this 21st day of March 2024.

Laurie Damewood
Notary Public
My Commission Expires: 3/2/25

File No. 2402-025

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 21, 2024.

J. Carlton Drumwright

March 21, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 21, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY