WARRANTY DEED

Karen Johnson Davidson County
Batch# 1117194 DEEDWARR
04/02/2024 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $14,800.00
20240402-0022731

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000,000.00

Amgad Maxcimos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF March, 2024

Jacqueline D Burr
Notary Public

MY COMMISSION EXPIRES: 11/12/25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amgad Maxcimos Makram Abdelseed	Amgad Maxcimos	
(NAME) 1566 Copperstone Drive	(NAME) 1566 Copperstone Drive	133-15-0-114.00
(ADDRESS) Brentwood TN 37027	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Soonja Kim, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amgad Maxcimos, Makram Abdelseed,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the 6th Civil District of Davidson County, Tennessee, at the Northwesterly corner of Nolensville Road (U.S. 31-A and U.S. 41-A) and Elysian Fields Road, and being more particularly described as follows:

Beginning at a mark in concrete at a point where the Southwest margin of Nolensville Road intersects the Northwest margin of Elysian Fields Road; thence with said Southwest margin of Nolensville Road, North 43 degrees 9 minutes West 150.0 feet to an iron pin; thence with a Southeasterly line of the property conveyed to Franklin L. Turner, Trustee, by Deed from Ruth M. Loftin, as of record in Book 3888, page 878, Register's Office for Davidson County, Tennessee, South 53 degrees 00 minutes West 150.0 feet to an iron pin in the Northerly corner of the property conveyed to John L. Hendry, III and Robert L. Merritt by Deed from Franklin L. Turner, Trustee, as of record in Book 3990, page 425, Register's Office for Davidson County, Tennessee; thence with said Hendry and Merritt's Northeasterly line, South 43 degrees 9 minutes East 150.0 feet to an iron pin in the Northwesterly margin of Elysian Fields Road; thence with said margin of Elysian Fields Road, North 53 degrees 00 minutes East 150.0 feet to the beginning.

Being the same property conveyed to Soo W. Kim and wife, Soonja Kim by Warranty Deed from Welton-McKnight Land Enterprises, a Tennessee General Partnership of record in Book 9279, page 757, Register's Office for Davidson County, Tennessee, dated March 15, 1994 and recorded on March 15, 1994.

The said Soo W. Kim died on October 10, 2020 leaving Soonja Kim as the remaining tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 3815 Nolensville Rd. Nashville, TN 37211
(House Number) (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 my hand this 27 day of March, 2024.

Soonja Kim

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Soonja Kim**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of March, 2024.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026

Certificate of Authenticity

I, Holly A. Mason, 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 28 2024.

Affiant Signature

3/28/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of March, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026