WARRANTY DEED

Karen Johnson Davidson County
Batch# 1118362 DEEDWARR
04/03/2024 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20240403-0023577

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/2/25
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Magdy Tona and Safaa Ebaid	First Horizon Bank	Parcel ID: 150 14 0E 003.00
(NAME) 3258 Hamilton Church Rd., 3	(NAME) 165 Madison Avenue	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hope Construction, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Magdy Tona and Safaa Ebaid, a married couple,** hereinafter called the Grantees, their heirs and assigns, a 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. 3 on the Final PUD Plat of Calumet, Resubdivision of Phase 7, 8 & 9 of record in Instrument No. 20221028-0116569, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Daniel Michael and Fahem Eryan from James T. McLean, Sr., unmarried by Warranty Deed dated May 12, 2017 and recorded on May 23, 2017 in Instrument No. 20170523-0050915, being corrected by Affidavit of Correction recorded in Instrument No. 20170808-0081219, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Hope Construction, LLC from Daniel Michael and Fahem Eryan by Quitclaim Deed dated May 26, 2020 and recorded on June 3, 2020 in Instrument No. 20200603-0056938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3258 Hamilton Church Rd., 3, 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 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 27 day of MARCH, 2024

Hope Construction, LLC

BY: _____
Fahim Eryan, Member

BY: _____
Daniel Michael, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rahim Eryan and Daniel Michael, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the managing members of Hope Construction, LLC. , and is authorized to execute the instrument on behalf of Hope Construction, LLC., the within named bargainor, and that they as such managing members, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by thembselves as managing members.

Witness my hand and official seal, this the 27 day of March, 2024.

_____
Notary Public

My Commission Expires: 3-2-27

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

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 27, 2024.

J. Carlton Drumwright

March 27, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 27, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY