Karen Johnson Davidson County
Batch# 1122900 DEEDWARR
04/15/2024 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20240415-0026797

This instrument was prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-3056-TC

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF Wayne

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Melissa Edelen
Affiant Melissa Edelen

Subscribed and sworn to before me, this the 15th day of April, 2024.

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne

Kaitlyn Moore
Notary Public
My Commission Expires: 06-02-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Tharwat Brasoum Mogda Fouda 3736 Grace Falls Drive Antioch, TN 37013	same	164-08-0C-043.00CO

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, **JHC Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Tharwat Brasoum and Mogda Fouda, 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:

Being Lot No. 113, on the Plat of Hamilton Chase, Section One, as the same appears of record in Instrument No. 20051025-0128977, and Surveyor's Certificate of Correction recorded in Instrument No. 20051031-0131297 and revised by Certificate of Correction in Instrument No. 20051031-0131368, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to JHC Properties, LLC, by Quitclaim Deed from Jason M. Conner and Hollie M. Conner, husband and wife, of record in Instrument No. 20231113-0088294, in the Register's Office of Davidson County, Tennessee, dated November 08, 2023 and recorded on November 13, 2023.

This is improved property located at: **3736 Grace Falls Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2024.

GRANTOR:

JHC Properties, LLC,
a Tennessee limited liability company

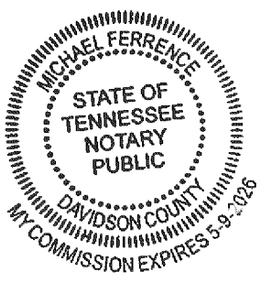
By: _____
Jason Matthew Conner, Executive Officer

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason Matthew Conner, Executive Officer the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Executive Officer of JHC Properties, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of April, 2024.

_____
Notary Public
My Commission expires: 5-9-2026



Tennessee Certification of Electronic Document

I, Melissa Edelen, 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 4/12/24 (date of document).

Melissa Edelen
Affiant Signature

4/15/2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 15th day of April, 2024.

Kaitlyn Moore
Notary's Signature

MY COMMISSION EXPIRES: 06-02-2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne