This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1123222 DEEDWARR
04/16/2024 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240416-0026938

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $435,000

Affiant Signature

Subscribed and sworn to before me on this the 19 Day of March, 2024.

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Gergis Eskarous & Wael Ramzy
8402 Horton Hwy
College Grove, TN 37046

SEND TAX BILLS TO:
Gergis Eskarous & Wael Ramzy
8402 Horton Hwy
College Grove, TN 37046

MAP AND PARCEL NUMBER: 183050A10400CO

WARRANTY DEED
24NT00234

3/19/2024

Effective the____ Day of _____, _____ and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Christopher Anthony Mackin, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Gergis Eskarous & Wael Ramzy, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 137, on the Plan of October Woods, Revision One, Phase Two, Section Four, of record in Plat Book 9700, pages 437-438, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Anthony Mackin, an unmarried man from James C. Supple, Jr., a single man, by Warranty Deed dated 09/17/2019 and recorded 09/24/2019 in Instrument No. 20190924-0097025, Register's Office of said County.

This is an improved property commonly known as: 657 Waywood Cir, Antioch, TN 37013-4871

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 3/19/24 day of _____, _____

Christopher Anthony Mackin

Christopher Anthony Mackin

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Christopher Anthony Mackin,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. 03/19/2024 03:49 PM CDT

Witness my hand, at office, this _____ day of _____, _____.

Edward Hunsberger Sr

Notary Public

My Commission expires: 1/25/26.

NOTARY PUBLIC E-SIGNED

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3-19-24 (date of document).

Affiant Signature

4-15-24
Date

State of Tennessee
County of Davidson

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

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025