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# 1124943 DEEDWARR
04/19/2024 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240419-0028230

State of Tennessee
County of Davidosn

The actual consideration or value, whichever is greater for this transfer is: $365,000

Affiant Signature

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

Notary Public

My Commission expires 9 / 7 / 2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Malak Nakhla and Sami Imbarak
6745 Ascot Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Malak Nakhla and Sami Imbarak
6745 Ascot Drive
Antioch, TN 37013

151090A24700CO
MAP AND PARCEL NUMBER: Tax ID #: 151090A24700CO

WARRANTY DEED
24NT00285

Effective the 18th Day of April, 2024 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,

J. Gaspar Sanchez Paz and Maria Elena Herrera Barajas, husband and wife

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

Malak Nakhla, an unmarried man, and Sami Imbarak, a married man

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

Land in Davidson County, Tennessee, being Lot 247, on the Final Plat of Phase 3, Section 2, Long Hunter Chase, of record in Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. Gaspar Sanchez Paz and Maria Elena Herrera Barajas, husband and wife from Joann Ferguson and Charles A. Ferguson, husband and wife, by Warranty Deed dated 04/21/2020 and recorded 04/23/2020 in Instrument No. 20200423-0042866, Register's Office of said County.

Being the same property conveyed to JoAnn Ferguson and Charles A. Ferguson, husband and wife, by Warranty Deed from NVR, Inc., dated 05/24/2004 and recorded 06/07/2004 in Instrument No. 20040607-0067053, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 6745 Ascot Dr, Antioch, TN 37013-1169

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, his heirs and assigns, forever. I do covenant with said GRANTEES that I am 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. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, his 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 my hand this the 18 day of April, 2024

J. Gaspar Sanchez Paz
J. Gaspar Sanchez Paz

Maria Elena Herrera Barajas.
Maria Elena Herrera Barajas

State of TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **J. Gaspar Sanchez Paz and Maria Elena Herrera Barajas,** 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.

Notary Public

My commission expires: 03/09/2027

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202404190028230

Certificate of Authenticity

I, Holly + 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 4/4/24.

Affiant Signature

4/18/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of April, 2024

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25