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# 1125260 DEEDWARR
04/19/2024 02:53:30 PM 4 pgs
Fees: $23.00 Taxes: $799.20
20240419-0028322

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $216,000

Jennifer Church-Cole
Affiant Signature

Subscribed and sworn to before me on this the 15th Day of April 2024

Tuwana J. Bryant
Notary Public

My Commission expires 05 / 09 / 2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

NAME AND ADDRESS OF PROPERTY OWNER:
Emad Abraham and Fady Fahmy
3306 Eaglewood Lane
Nashville, TN 37207

SEND TAX BILLS TO:
Emad Abraham and Fady Fahmy
3306 Eaglewood Lane
Nashville, TN 37207

MAP AND PARCEL NUMBER: 05011005800

WARRANTY DEED
24NT00341

Effective the 15th 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,

Joseph G. Hester and wife, Fayette B. Hester

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

Emad Abraham and Fady Fahmy, as tenants in common

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. 594 on the Plan of Parkwood Estates, Section 4, as of record in Book 3300, page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph G. Hester and wife, Fayette B. Hester from Billy M. Riggs and wife, Marie T. Riggs, by Installment Deed dated 07/01/1968 and recorded 07/26/1968 in Book 4254, page 579, Register's Office of said County.

This is an improved property commonly known as: 3306 Eaglewood Ln, Nashville, TN 37207-2110

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 15 day of April, 2024

Joseph G. Hester

Joseph G. Hester

State of TN)
County of Coffee)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joseph G. Hester, 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.

Witness my hand, at office, this 15 day of April, 2024.

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Fayette B. Hester

Fayette B. Hester

State of FL
County of Santa Rosa

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Fayette B. Hester, 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.

Witness my hand, at office, this 13th day of April, 2024.

Cassandra Smith
Notary Public

My Commission expires: 5/26/25.

Notary Public State of Florida
Cassandra Smith
My Commission HH 130399
Expires 05/26/2025

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 04/13/2024.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 4-15-2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 4-15-2024.



Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**