Karen Johnson Davidson County
Batch# 1125485 DEEDWARR
04/22/2024 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240422-0028638

G#37208-2

WARRANTY DEED

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2024.

Notary Public

My commission expires: 9/8/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ramiz Shehatta and Nadia Kamel	Equity Prime Mortgage	**149 03 0 B 017 00 CO**
100 Kendall Park Drive	5 Concourse Pkwy Queen Building Ste 2250	
Nashville, TN 37217	Atlanta, GA 30328	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wagdy G. Riad and Soha Hanna, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ramiz Shehatta and Nadia Kamel, 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. 17 on the Plan of Phase One, Kendall Park, of record in Instrument No. 20000728-0074429, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Wagdy G. Riad and Soha Hanna, husband and wife by Warranty Deed dated January 5th, 2016, from Jenai L. Brown now known as Jenai Brown-Hayes, a married woman, of record in Instrument No. 20160106-0001333, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20000728-0074429, Register's Office for Davidson County, Tennessee;

2) Conveyance of Open Space and Common Areas by Quitclaim Deed dated March 28, 2001, from Kendall Park Partners, a Tennessee general partnership, to Kendall Park Homeowners Association, Inc., of record in Instrument No. 20010405-0033436, Register's Office for Davidson County, Tennessee;

3) Conveyance of Open Space and Common Areas to Kendall Park Homeowners Association, Inc., of record in Instrument No. 20010907-0097390, Register's Office for Davidson County, Tennessee;

4) Declaration of Covenants, Conditions, Restrictions and By-Laws of Kendall Park, of record in Instrument No. 20000911-0089513 and as amended in Instrument No. 20010907-0097391 and as corrected in Instrument No. 20030930-0143868, Register's Office for Davidson County, Tennessee;

5) Charter of Kendall Park Homeowners Association of record in Instrument No. 20010910-0097556, Register's Office for Davidson County, Tennessee; and,

6) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **100 Kendall Park Drive, Nashville, TN 37217**.

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 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 my/our hand(s) this **19th** day of **April, 2024.**

Wagdy G. Riad

Wagdy G. Riad

Soha Hanna

Soha Hanna

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Wagdy G. Riad and Soha Hanna, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **April, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

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 April 19, 2024.

J. Carlton Drumwright

April 19, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 19, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY