G#37211-2 BOX #14

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-1138

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,900.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~18~~ 19th day of April, 2024

Notary Public

Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch # 1126045 DEEDWARR
04/23/2024 10:31:28 AM 3 pgs
Fees: $18.00 Taxes: $1,853.33
20240423-0029095

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wagdy Riad and Soha Hanna 4040 Liberton Way Nolensville, TN 37135	Pinnacle Bank 150 3rd Avenue South, Suite 1000 Nashville, TN 37201	187-09-0A-146.00-CO

WARRANTY DEED

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

Veronica Ryan, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wagdy Riad and Soha Hanna, husband and wife,

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. 146 on the Plan of Phase Eight, Burkitt Village, an SP Subdivision of record in Plat at Instrument No. 20170816-0084229, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Veronica Ryan, an unmarried woman by Warranty Deed from Tony Marran and Angela Marran, husband and wife of record in Instrument No. 20191108-0115873 Register's Office for Davidson County, Tennessee, dated November 07, 2019 and recorded on November 08, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4040 Liberton Way, Nolensville, TN 37135

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 so 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. 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.

Dated this the 19 ~~18~~th day of April, 2024.

Veronica Ryan

Veronica Ryan

STATE OF Virginia
COUNTY OF Henrico

On this 19th DW ~~18th~~ day of April, 2024, before me virtually appeared Veronica Ryan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th DW ~~18th~~ day of April, 2024.

Notary Signature
My commission expires: 06/30/2025

Electronic Notary Public
Dequan Winborne
REGISTRATION NUMBER
7940580
COMMISSION EXPIRES
June 30, 2025

Notarized remotely online using communication technology via Proof.

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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, 2023.

Mike Boyd, Esq.
Date: April 22, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this April 22, 2024.

Notary Public
My commission expires: 11-02-2026

KATHERINE GOODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.