Karen Johnson Davidson County
Batch# 1128825 DEEDWARR
04/30/2024 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240430-0031148

WARRANTY DEED

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne

STATE OF ~~TENNESSEE~~, COUNTY OF ~~DAVIDSON~~ Wayne Michigan

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Melissa Edeen
Affiant Mell

Subscribed and sworn to me on April 29th, 2024.

Kaitlyn Moore
NOTARY PUBLIC Kaitlyn Moore

My Commission Expires: 06-02-2028

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL #
MENA ABOELYAMIN AND RANDA SHEHATA 629 Sandrose Ct. Antioch, TN 37013	Same	164-10-0A-435.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Susan Rebecca Mader, a single woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto MENA ABOELYAMIN AND RANDA SHEHATA, HUSBAND AND WIFE, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 83, as shown on the map entitled Final Plat, Village Ten, Summerfield Subdivision, of record as Instrument no. 20060718-0086558, 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 by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes to Susan Rebecca Mader, a single woman, recorded November 3, 2017, as Instrument No. 20171103-0113296, Register's Office for Davidson County, Tennessee.
>
> This is Improved property, known as 629 Sandrose Ct, Antioch, TN 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on April 26, 2024.

Susan Rebecca Mader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On April 26, 2024, before me personally appeared Susan Rebecca Mader, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 26, 2024.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Melissa Edeler, 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 4/26/2024 (date of document).

Melissa Edeler
Affiant Signature

4/29/2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 29th day of April, 2024.

Kaitlyn Moore
Notary's Signature

MY COMMISSION EXPIRES: 06-02-2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne