Karen Johnson Davidson County
Batch# 1131919 DEEDWARR
05/07/2024 02:03:30 PM 6 pgs
Fees: $33.00 Taxes: $1,424.87
20240507-0033639

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,101.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

06-NSH24-07457

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hossam Lazmy and Afifa Lazmy 4914 Toronto Ave Fontana, CA 92336	NEW OWNER	135 06 0A 015.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ian MacDowell and Jillian MacDowell Ryfe, heirs at law of Kathleen E. MacDowell, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hossam Lazmy and Afifa Lazmy, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Being Lot No. 15 on the RESUBDIVISION OF LOT 1, FORGE RIDGE, FRANKLIN LIMESTONE ROAD, as of record in Plat Book 9700. Page 295 and 296 and corrected by Instrument of Correction (Owner's Certificate) of record in Book 10316, Page 880, 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 Kathleen E. MacDowell, by Warranty Deed from Seneca Lillard and Wife, Carla Lillard, of record in Instrument No. 20060725-0089259, in the Register's Office of Davidson County, Tennessee, dated July 07, 2006 and recorded on July 25, 2006. The said Kathleen E. MacDowell died on February 14, 2024, [intestate], devising subject property to Heirs at Law of Kathleen E. MacDowell. See Probate Case No. 24P-644, Davidson County Seventh Circuit Court (Probate Division).

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2157 Forge Ridge Circle, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Ian MacDowell, in his capacity as Administrator of the Estate of Kathleen E. MacDowell, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

WITNESS my hand this 06 day of May, 2024

_____
Ian MacDowell, Administrator

_____
Ian MacDowell, Heir at law of Kathleen E. MacDowell

Heir at law of Kathleen E. MacDowell
Jillian MacDowell Ryfe, Heir at law of Kathleen E. MacDowell

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ian MacDowell, Adminstrator of the Estate of Kathleen E. MacDowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal at _____, _____, this _____ day of May, 2024.

_____
Notary Public

My Commission Expires: _____

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ian MacDowell, heir at law of Kathleen MacDowell, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal at _____, _____, this _____ day of May, 2024.

_____
Notary Public

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF Travis

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jillian MacDowell Ryfe, heir at law of Kathleen MacDowell, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal at Austin, Texas, this 6th day of May, 2024.

David Sydney
Notary Public

DAVID SYDNEY
NOTARY PUBLIC
ID# 133160844
State of Texas
Comm. Exp. 06-16-2025

My Commission Expires: June 16, 2025

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.

Ian MacDowell, in his capacity as Administrator of the Estate of Kathleen E. MacDowell, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

WITNESS my hand this 6th day of May, 2024

Ian MacDowell, Administrator

Ian MacDowell, Heir at law of Kathleen E. MacDowell

Jillian MacDowell Ryfe, Heir at law of Kathleen E. MacDowell

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ian MacDowell, Adminstrator of the Estate of Kathleen E. MacDowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal at _____, _____, this _____ day of May, 2024.

See attachment
Notary Public

My Commission Expires: June 12, 2025

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ian MacDowell, heir at law of Kathleen MacDowell, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal at _____, _____, this _____ day of May, 2024.

See attachment
Notary Public

My Commission Expires: June 12, 2025

STATE OF TEXAS
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jillian MacDowell Ryfe, heir at law of Kathleen MacDowell, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal at _____, _____, this _____ day of May, 2024.

_____
Notary Public

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda }

On May 6, 2024 before me, Felicia Y. Miller, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Ian MacDowell
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ENC1 FELICIA Y. MILLER COMM. # 2360912 NOTARY PUBLIC • CALIFORNIA ALAMEDA COUNTY My Comm. Expires June 12, 2025 ENC1

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ian MacDowell	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☑ Other: Administrator	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda }

On May 6, 2024 before me, Felicia Y. Miller, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Ian MacDowell
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ENC1 FELICIA Y. MILLER COMM. # 2360912 NOTARY PUBLIC • CALIFORNIA ALAMEDA COUNTY My Comm. Expires June 12, 2025 ENC1

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ian MacDowell	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☑ Other: Heir at law	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 May 6, 2024 *(date of document)*.

Custodian's Signature

5/7/24
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 7th day of May, 2024

Notary Public

MY COMMISSION EXPIRES:

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024