WARRANTY DEED

Karen Johnson Davidson County
Batch# 1134199 DEEDWARR
05/13/2024 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20240513-0035007

File No. AD-24-6514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shenouda Gamal and Nadya Rams	Shenouda Gamal, Nadya Rams	
(NAME)	(NAME)	
2700 Sparrowgap Trail	Same as	164-03-0E-015.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lina Jean Curtis, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shenouda Gamal and Nadya Rams, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 15 on the Plan of Final Plat, Hamilton Church Manor, Phase 2 of record in Plat at Instrument No. 20220104-0001231, 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 a portion of the same property conveyed to Bradburn Village Phase 4 Partnership, a Tennessee general partnership comprised of John D. Floyd and Austin B. Pennington by Quitclaim Deed from Aycock Penny, LLC, a Tennessee limited liability company of record in Instrument No. 20181101-0108326 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 01, 2018.

Being a portion of the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company by Special Warranty Deed from Bradburn Village Phase 4 Partnership, a Tennessee general partnership of record in Instrument No. 20220804-0088706 Register's Office for Davidson County, Tennessee, dated August 01, 2022 and recorded on August 04, 2022 and corrected by Affidavit of Scrivener's Error of record in Instrument No. 20221103-0118800.

Being the same property conveyed to Lina Jean Curtis, an unmarried woman by Warranty Deed from Cuntury Communities of Tennessee, LLC, a Delaware Limited Liability Company of record in Instrument No. 20230328-0022505 Register's Office for Davidson County, Tennessee, dated March 27, 2023 and recorded on March 28, 2023.

This is property more commonly known as 2700 Sparrowgap Trail, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 10th day of May, 2024.

Lina Jean Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2024, before me personally appeared Lina Jean Curtis, 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 10th day of May, 2024.

Notary Signature
My commission expires: 3.3.26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Spencer Gross, 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 10th, 2024**.

Date

Affiant Signature

May 10th, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025