Karen Johnson
Batch # 1134557
05/14/2024 11:21:23 AM
Fees: $13.00 Taxes: $1,813.00
Davidson County
DEEDWARR
2 pgs
20240514-0035553

Name and Address of New Owner:
Talaat Massoud and Nevein Roshdy
5013 Smith Springs Pkwy
Antioch, TN 37013
Send Tax Bills To:
First Horizon Bank
12719 Cantrell Rd. #200
Little Rock, AR 72223
This Instrument Prepared By:
J Carlton Drumwright
CLOSED Nashville LLC
278 Franklin Road
Suite 160
Brentwood, TN 37027

Map & Parcel No: 151-09-0B-007.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **George Tawadrous and Hany M. Fahmy**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Talaat Massoud and Nevein Roshdy, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Phase 1-A, Revision One, Lakeside Cove at Percy Priest of record in Plat at Instrument No. 20041202-0143540, a revision of Instrument # 20041020-0126312, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George M. Tawadrous and Hany Fahmy by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20080325-0029511 Register's Office for Davidson County, Tennessee, dated March 14, 2008 and recorded on March 25, 2008.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 13-DR-24-3013

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of May, 2024.

_____(SEAL)
George Tawadrous

_____(SEAL)
Hany M. Fahmy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2024, before me personally appeared George Tawadrous and Hany M Fahmy, 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: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $490,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of May, 2024.

Notary Signature
My commission expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25