WARRANTY DEED

Karen Johnson Davidson County
Batch# 1135388 DEEDWARR
05/15/2024 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20240515-0035974

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wael Shehata and Ayman Isaac Eskander	Wael Shehata and Ayman Isaac Eskander	148 08 0B 082.00
(NAME) 2214 Shafer Dr.	(NAME) 2214 Shafer Dr.	
(ADDRESS) Murfreesboro, TN 37128	(ADDRESS) Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Green Homes LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wael Shehata and Ayman Isaac Eskander, as equal tenants in common**, 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. 82 on the plan entitled Final Plat of Aldwych Village Phase 2, Section 2 of record in Plat Instrument No. 20210105-0002019, 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 part of the same property conveyed to Green Homes LLC, a Tennessee limited liability company by Quitclaim Deed from Kirolos Morkos by deed dated June 2, 2022 and filed of record on June 3, 2022 of record in Instrument No. 20220603-0064217, Register's Office for Davidson County, Tennessee.

The above-described property is part of the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 4873 Terragon Trail, Antioch, TN 37013

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 our hands this 13 day of May, 2024.

Green Homes LLC
a Tennessee Limited Liability Company

BY: _____
Kirolos Morkos, Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kirolos Morkos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member, and is authorized to execute the instrument on behalf of Green Homes LLC, the within named bargainor, and that he/she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Managing Member.

Witness my hand and official seal, this the 13 day of May, 2024.

_____
Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-06-2027

Certificate of Authenticity

I, Tonya Loftin, 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 execute and authenticated according to law on May 13, 2024.

Date

Tonya Loftin

Affiant Signature

May 15, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of May, 2024.

Amanda Maynor

Notary Signature

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

Date