This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22652-MC

Karen Johnson Davidson County
Batch# 1136686 DEEDWARR
05/20/2024 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20240520-0037309

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $399,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2024.

Notary Public
My Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Diana Gyssel Godinez Perez and Oscar Efrain Godinez Perez 580 Phipps Drive Nashville, TN 37218	New Owner	058 11 0 150.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Wagih Soliman, a married man, Talaat Hanna, a married man, and Emad Aziz, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Diana Gyssel Godinez Perez, an unmarried woman, and Oscar Efrain Godinez Perez, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/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. 75 on the Plan of ROYAL HILLS, SECTION 3 of record in Plat Book 4860, Page 47, in the Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the Southerly margin of Putnam Drive, said point being the common corner of Lots 74 and 75; thence with the line between said two lots, Southwardly 131.9 feet a point; at the common corner of Lots 74, 75 and 76; thence Eastwardly 147.98 feet to the Westerly margin of Phipps Drive; thence with the Westerly margin of said Phipps Drive, Northwardly 95.96 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the left 38.18 feet to the Southerly margin of Putnam Drive; thence with the Southerly margin of said Putnam Drive, Westwardly 106.37 feet to the point of beginning.

Being the same property conveyed to Wagih Soliman, a married man, Talaat Hanna, a married man, and Emad Aziz, a married man, as tenants in common, by Warranty Deed from Frances Benton, Barbara Hughes, Claudia Crockett, Angela Baxter, Jessica Brooks, Riley Baxter, III, Karen Woodruff, Christopher Childs, Kendra Childs Jones, Donald Childs Jr., Corey Childs, Stephanie Sanders, Shannon Childs Floyd, Doris Childs, collectively as the Heirs and Beneficiaries of Mary E. Childs, of record in Instrument No. 20230602-0041881, in the Register's Office of Davidson County, Tennessee, dated June 01, 2023 and recorded on June 02, 2023.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This is ☒ improved or ☐ unimproved property located at: **580 Phipps Drive, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2024.

GRANTOR:

Wagih Soliman
Wagih Soliman

Talaat Hanna
Talaat Hanna

Emad Aziz
Emad Aziz

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Wagih Soliman, Talaat Hanna, and Emad Aziz,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of May, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2027

202405200037309

Certificate of Authenticity

I, Joshua A. Terry, 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 5/15/24.

Affiant Signature – Joshua A. Terry

5/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/20/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27

202405200037309