This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067

WHEN RECORDED RETURN TO
Icon Title, LLC
450 St Andrews Dr
Murfreesboro, TN 37128
File No. 12-3360-AC

Karen Johnson Davidson County
Batch# 1144944 DEEDWARR
06/10/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20240610-0042999

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2024.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mohamed Abdelaziz and Mervat Sayed 7328 Autumn Crossing Way Brentwood, TN 37027	Renasant Bank 2001 Park Place N #150 Birmingham, AL 35203	181 10 0B 041.00

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, **Alison Mae Enghauser, a married woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mohamed Abdelaziz and Mervat Sayed, husband and wife,** hereinafter called the Grantee(s), 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 Number 24 on the Plan of CENTEX AT CONCORD, PHASE 2, of record in Instrument Number 20051011-0122365, now referred to as THE HILLS AT CONCORD PLACE by Owner's Certification of record in Instrument Number 20060317-0030953, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alison Mae Enghauser, by Warranty Deed from Michael L. Jones and Christine T. Jones, husband and wife, of record in Instrument No. 20180426-0039470, in the Register's Office of Davidson County, Tennessee, dated March 14, 2018 and recorded on April 26, 2018.

Michael W. Rudloff joins in the conveyance for the express purpose of relinquishing all his right, title and interest ot said porperty, maritial or otherwise.

This is improved property located at: **7328 Autumn Crossing Way, Antioch, TN 37013.**

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 6th day of June, 2024

GRANTOR:

Alison Mae Enghauser

Michael W. Rudloff

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alison Mae Enghauser and Michael W. Rudloff, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of June, 2024.

Notary Public
My Commission expires: 9-11-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 06/06/2024.

Affiant Signature

06/07/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 06/07/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY