Karen Johnson Davidson County
Batch# 1145150 DEEDWARR
06/10/2024 12:27:30 PM 5 pgs
Fees: $28.00 Taxes: $455.10
20240610-0043272

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249469

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $123,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of June, 2024.

Notary Public
My Commission Expires: Sept 22 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

WARRANTY DEED

THIS INDENTURE, made this 7th day of June, 2024, among:

MURRAY L. DAVIS

A MARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

AMER ANGLEY AND AYMAN ADLY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Hazelwood, Section 6, of record in Book 3842, page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Murray L. Davis, an unmarried man by deed from Tamara Roth, an unmarried woman, dated March 28, 2008, of record in Instrument No. 20080414-0037642, Register's Office for Davidson County, Tennessee.

Being commonly known as 4660 Fanning Drive, Antioch, TN 37013.

The herein described property is not now nor ever has been the principal place of residence of the Grantors spouse herein.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Murray L. Davis

State of CALIFORNIA
County of LOS ANGELES

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Murray L. Davis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of June, 2024.

_____
Notary Public
My Commission Expires: _____

Owner Name & Property Address:

Name: Amer Angley and Ayman Adly
Address: 4660 Fanning Drive
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Amer Angley and Ayman Adly
Address: PO Box 178165
City, State, Zip: Nashville, TN 37217

Tax ID: 148-12-145.00

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On June 6 2024 before me, L. Drew, Notary Public
(insert name and title of the officer)

personally appeared Murray Davis,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

L. Drew
Notary Public Signature

ENC1 L DREW COMM. # 2417469 NOTARY PUBLIC • CALIFORNIA LOS ANGELES COUNTY My Comm. Expires September 22, 2026 ENC1

(Seal)

OPTIONAL INFORMATION

DOCUMENT

Warranty Deed
(name or type of document)

3 + Acknow. cert.
(number of pages)

June 6 2024
(document date)

SIGNER CAPACITY

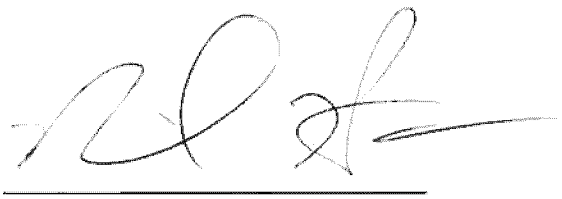
Seller
(capacity claimed by the signer)

NOTICE

THE NOTARY PUBLIC DOES NOT CERTIFY THE AUTHORIZED CAPACITY OF THE SIGNER

Certificate of Authenticity

I, Nick Harris, 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 June 6, 2024.



Affiant Signature

6/6/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of June, 20 24.



Notary's Signature

My Commission Expires: 3/9/27

Date

