WARRANTY DEED

Karen Johnson Davidson County
Batch# 1146260 DEEDWARR
06/12/2024 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240612-0044031

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2024.

Notary Public 11/23/28

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CRISTA A. CHOGHI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mamdouh Ibrahim and Remonda Shehata	First Horizon Bank	149 15 0A 173.00
(NAME) 929 Mulberry Hill Place	(NAME) 12719 Cantrell Rd Ste 200	
(ADDRESS) Nashville, TN 37013	(ADDRESS) Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Daniel M. Huegel, Trustee of the Huegel Moctezuma Family Trust dated January 4, 2009.**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mamdouh Ibrahim and Remonda Shehata, husband and wife, as joint tentants with right of survivorship,** 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of PHASE VII, CAMBRIDGE FOREST of record in Plat at Instrument No. 20190325-0026968, Surveyors Certificate of Correction recorded in Instrument No. 20200127-00009439, 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 the same property conveyed to Daniel M. Huegel and Sandra E. Huegel as Co-Trustees of The Huegel Moctezuma Family Trust, dated January 4, 2009, by Warranty Deed from Trendmark Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20201202-0139767, in the Register's Office of Davidson County, Tennessee, dated December 01, 2020 and recorded on December 02, 2020.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 929 Mulberry Hill Place, Nashville, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

Effective the 10th day of June, 2024.

Daniel M. Huegel, Trustee of the Huegel Moctezuma Family Trust dated January 4, 2009.

Daniel M. Huegel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel M. Huegel with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Huegel Moctezuma Family Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 10th day of June, 2024.

My commission expires: 6-27-26

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

202406120044031

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 10, 2024.

J. Carlton Drumwright

June 10, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 10, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY