WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1147320 DEEDWARR
06/14/2024 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,672.40
20240614-0044722

File #24-PA-1404-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 3-3-2025

KATRINA KAREN HOFF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Abanoub Louz and Reham Naguib	Abanoub Louz + Reham Naguib	
(NAME) 1404 Chara Dr.	(NAME) 1404 Chara Dr.	**174 11 0A 516.00**
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch TN 3703	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ERIN LEIGH WALKER, TRUSTEE OF ERIN LEIGH WALKER REVOCABLE TRUST DATED DECEMBER 14, 2018,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ABANOUB LOUZ AND REHAM NAGUIB, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 87 on the Plan of FIRST AMENDMENT CANE RIDGE FARMS, PHASE THREE, SECTION ONE, of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Erin Leigh Walker, Trustee of the Erin Leigh Walker Revocable Trust, dated December 14, 2018, by Quitclaim Deed from Erin Walker, unmarried, of record in Instrument No. 20181217-0122084, in the Register's Office of Davidson County, Tennessee, dated December 14, 2018 and recorded on December 17, 2018.

Being the same property conveyed to Erin Walker, an unmarried woman, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20180302-0019743, in the Register's Office of Davidson County, Tennessee, dated March 01, 2018 and recorded on March 02, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Amendment Cane Ridge Farms, Phase Three, Section One, as recorded in Instrument No. 20070703-0079200.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cane Ridge Farms, Section One, Phase Three, as recorded in Instrument No. 20010606-0059239 and Instrument No. 20070525-0062643.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000905-0087103; as amendment in Instrument Nos. 20001204-0119093; 20010815-0088370; 20040319-0031603; 20041102-0131848 and 20100526-0040558. Assignment of Declarant Rights recorded in Instrument No. 20120524-0045182 and Variance in Instrument No. 20120604-0048269.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050825-0101604.

*Notice of Acceptance of Public Infrastructure recorded in Instrument No. 20140911-0083207.

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*Rule Regarding Working Capital Contribution recorded in Instrument No. 20160601-0055259.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1404 Ohara Drive, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th day of May, 2024.

Erin Leigh Walker Revocable Trust dated December 14, 2018

By: _____
Erin Leigh Walker, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2024, before me personally appeared Erin Leigh Walker, Trustee of Erin Leigh Walker Revocable Trust dated December 14, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Summer Bartm 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 5/10/24 (date of document).

Summer Bartm
Affiant Signature

6/14/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of June, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON