Name and Address of New Owner:
Mina Naguib
5629 Deer Valley Trail
Nashville, Tennessee 37013

Send Tax Bills To:
Mina Naguib
5629 Deer Valley Trail
Nashville, Tennessee 37013

Karen Johnson Davidson County
Batch# 1148118 DEEDWARR
06/17/2024 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240617-0045305

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 148-05-0-188

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **George T. Colyar, and Alison Colyar McArthur**, collectively, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mina Naguib, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 64 on the Plan of Haywood Heights, Section 2, as of record in Book 2663, Page 13, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 64 fronts 80.0 feet on the Southwesterly side of Barlow Drive and runs back 205.8 feet on the Southeasterly side and 183.3 feet on the Northwesterly side to a dead line in the rear, on which it measures 111.6 feet.

Being the same property conveyed to George T. Colyar and wife, Peggy Jo Colyar, by Warranty Deed from James W. Smith and wife, Judy R. Smith, of record in Book 4042, Page 505, in the Register's Office of Davidson County, Tennessee, dated July 30, 1966 and recorded on August 2, 1966. The said George T. Colyar died on June 1, 1994, then Peggy Bottoms Colyar, also known as Peggy Jo Colyar died June 4, 2023 testate, devising subject property to Alison Colyar McArthur and George Thompson "Tommy" Colyar. See Probate Case 24P463, Davidson County, Seventh Circuit Court.

Subject to Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2640, Page 447, Register's Office for Davidson County, Tennessee.

Subject to Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Haywood Heights, as recorded in Plat Book 2663, Page(s) 13, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of June, 2024.

George T. Colyar (SEAL)
George T. Colyar

Alison McArthur (SEAL)
Alison Colyar McArthur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2024, before me personally appeared George T. Colyar and Alison Colyar McArthur, 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 17th day of June, 2024.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of June, 2024.

Notary Signature
My commission expires: 5/1/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 17, 2024

June 17, 2024
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 17 day of June, 2024

Notary Public:

My Commission Expires: 7.6.26