Name and Address of New Owner:
Mena Eshak and Kermena Shehata
911 Peony Court
Smyrna, TN 37167

Send Tax Bills To:
Mena Eshak and Kermena Shehata
911 Peony Court
Smyrna, TN 37167

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

Karen Johnson Davidson County
Batch# 1154045 DEEDWARR
07/03/2024 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $691.90
20240703-0050287

Map & Parcel No: 136-14-0-211

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, **Teonqua Cotton, unmarried,**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mena Eshak and Kermena Shehata, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot Number 69-B, on the Plan of Zone Lot Division Lots 67-70, Harbor Gate, Section One, of record in Plat Book 5200, Page 712, amended in Plat Book 6200, Page 331, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same properly conveyed to Teonqua Cotton, unmarried, by Warranty Deed from Richard Arnold and Dorothy Arnold, husband and wife,, dated June 11, 2021, of record in Instrument No. 20210623-0085147, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 2nd day of July, 2024.

Teonqua Cotton (SEAL)
Teonqua Cotton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2024, before me personally appeared Teonqua Cotton, 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 2nd day of July, 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 $187,000.00, 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 2nd day of July, 2024.

Notary Signature
My commission expires: 1/24/28

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 July 2, 2024.

(AFFIANT) - Karen Suggs

2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 2nd day of July, 2024.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY