Karen Johnson Davidson County
Batch# 1154082 DEEDWARR
07/03/2024 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,021.31
20240703-0050329

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,030.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 05-09-2026

(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Romany Farag and Nagwa Rezk Husband and Wife	New Owner c/o CMG Mortgage, Inc (NAME)	
1382 Rural Hill Rd #322 (ADDRESS)	3160 Crow Canyon Rd #400 (ADDRESS)	163-02-0C-322-00-CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Corey Davis and Cassandra Warden, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Romany Farag and Nagwa Rezk Husband and Wife, hereinafter called the Grantees, their heirs 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 Unit No. 322 of Autumn Ridge Townhomes, as shown on the Master Deed of record in Instrument No. 20060404-0038533, amended In instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295 and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Corey Davis and Cassandra Warden, husband and wife by Warranty Deed from Red Group LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190612-0056538 Register's Office for Davidson County, Tennessee, dated June 10, 2019 and recorded on June 12, 2019.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1382 Rural Hill Rd #322, Antioch, TN 37013
(House Number) (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 heirs 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.

Witness my/our hand(s) this 27th day of June, 2024.

WARRANTY DEED
(Continued)

Corey Davis

Cassandra Warden

STATE OF MICHIGAN
COUNTY OF OAKLAND

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

Witness my hand and official seal, this the 27th day of June, 2024.

Notary Public M. Cummings

My Commission Expires: October 6, 2024

(SEAL)

M. CUMMINGS
Notary Public, State of Michigan
County of Oakland
My Commission Expires Oct. 06, 2024
Acting in the County of Oakland

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 06/27/2024.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date **06/28/2024**

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on **06/28/2024.**

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

