Karen Johnson Davidson County
Batch# 1161030 DEEDWARR
07/23/2024 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,273.91
20240723-0055491

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/03/2026

(AFFIX SEAL)

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH24-07885

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shehata M. Boules and Merzek Fouad Fahmy P.O. Box 17571 Nashville, TN 37217	Shehata M. Boules and Merzek Fouad Fahmy P.O. Box 17571 Nashville, TN 37217	108-12-0B-005.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emmett E. Clifford and Cathryn Armistead, Esq., Conservator over Property of Judy A. Clifford,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shehata M. Boules, a married man and Merzek Fouad Fahmy, a married man**, hereinafter called the Grantees, their successors and assigns, a 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. 14 on the Plan of Harborview, Phase 1A, Section 1 of record in Plat Book 6900, Page 583 and Amendment in Book 9096, Page 760, 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 Judy A. Clifford and husband, Emmett E. Clifford by Warranty Deed from Sceptre Properties Inc of record in Book 7803, page 291, Register's Office for Davidson County, Tennessee, dated March 27, 1989 and recorded on March 29, 1989.

Cathryn Armistead was appointed as Conservator over the same property on February 14, 2024. On June 27, 2024, the same property was permitted to be sold in the Second Circuit Court for the Twentieth Judicial District of Tennessee. Refer to Case No. 23P1923.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3117 Harborwood Drive, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of July, 2024

Esq. Conservator over Property of Judy A. Clifford.

Cathryn Armistead, Esq., Conservator over Property of Judy A. Clifford

Emmett E. Clifford

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Cathryn Armistead Esq., Conservator over Property of Judy A. Clifford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 22nd day of July, 2024.

Notary Public
My Commission Expires: 8/24/27

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Emmett E. Clifford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 22nd day of July, 2024.

Notary Public
My Commission Expires: 8/24/27

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 22, July 2024.

Custodian's Signature — 07/22/2024 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 22 day of July 2024.

Notary Public

My Commission Expires: 08/24/2027

