Karen Johnson Davidson County
Batch# 1164531 DEEDWARR
07/31/2024 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240731-0057949

# WARRANTY DEED

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF July, 2024
Notary Public
MY COMMISSION EXPIRES: 06.24.25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Nabil Girgis and Nemat Boutros | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) | (NAME) | |
| 508 Sugaree Point | 5 Concourse Pky queen ste Building 2250 | 164160A01500CO |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | Atlanta GA 30328 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Chazlie J. Miller, married.** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nabil Girgis and Nemat Boutros** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**All that certain parcel of land situated in the County of Davidson and State of Tennessee being known as Lot Number 160 on the plan of Meadow Woods, Section 2, of record in Instrument Number 20000309-0024168, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Chazlie J. Miller, unmarried, by virtue of that certain Warranty Deed dated July 25, 2014, and being of record at Instrument No. 20140729-0067313 in the Register's Office of Davidson County, Tennessee.**

**Jade Utley joins in the conveyance of the above described property to convey any and all interest he may have as the spouse of Chazlie J. Miller.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 508 Sugaree Pt. 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 hand this 12th day of July, 2024.

**Chazlie J. Miller**

**Jade Utley**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Chazlie J. Miller and Jade Utley** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of July, 2024.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 26, 2024.

J. Carlton Drumwright

July 26, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 26, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY