Karen Johnson Davidson County
Batch# 1164546 DEEDWARR
07/31/2024 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20240731-0057967

Name and Address of New Owner:
Agaiby Gadalla and Eman Hanna
6308 Mount View Road
Antioch, TN 37013

Send Tax Bills To:
First Horizon Bank
12719 Cantrell Rd, Ste 200, Little Rock, AR 72223
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 150-12-0B-010-00

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, **Jgar Amedi, an unmarried man and Akram S. Amedi, a married man, as tenants with rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Agaiby Gadalla and Eman Hanna, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final PUD Plan, ReSubdivision of Lots 1, 2, 10, 11, 12, 14, 15, 16, 24 & 25, Kensal Green, Section One of record in Plat Book 7900, Page 631, 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 Jgar Amedi, an unmarried man and Akram S. Amedi, a married man, as tenants with rights of survivorship, by Warranty Deed dated June 12, 2017 from Kenneth W. Nelson and Hildegard H. Nelson, husband and wife, recorded June 14, 2017 in Instrument No. 20170614-0059578 in the Register's Office.

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 29th day of July, 2024.

_____(SEAL)
Akram S. Amedi

_____(SEAL)
Jgar Amedi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2024, before me personally appeared Akram S Amedi and Jgar Amedi, 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 29th day of July, 2024.

DELANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $475,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 29th day of July, 2024.

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

_____
Notary Public
My commission expires: 3/2/25
File No. 2024-7089-RS

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