Karen Johnson Davidson County
Batch# 1167080 DEEDWARR
08/06/2024 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $947.20
20240806-0060012

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G24-21503

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mansour Mansour and Samia Gabra	New Owner	108-16-0-167
(NAME)	(NAME)	
1105 Oakway Ct	"	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37214	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Victoria Moore, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mansour Mansour, and Samia Gabra,** 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:

BEING LOT NO. 62A, ZONE LOT DIVISION OF LOT NOS. 57 AND 62, SECTION Ill, PERCY PRIEST WOODS, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6250, PAGE 509, AMENDING PLAT BOOK 5200, PAGE 789, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Victoria Moore, a single person by Quitclaim Deed dated September 6, 2013, recorded September 19, 2013, in Instrument Number 20130919-0098736, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1105 Oakway Ct, 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 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. Whenever 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 30th day of July, 2024.

Victoria Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2024, before me personally appeared Victoria Moore, 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 30th day of July, 2024.

JOHN TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 7-30-24 (date of document).

Affiant Signature

8.6.24
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 6th day of August, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY