Karen Johnson Davidson County
Batch# 1168436 DEEDWARR
08/13/2024 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240813-0061110

WARRANTY DEED

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/08/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 06-24-25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-12037-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Mina A. Shehata	Kind lending	134-13-0-107.00
4807 Linbar Drive	4 Hutton Centre Suite 1000	
Nashville, TN 37211	Santa Ana, CA 92707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Amgad Soliman, a married man and Milad Yakoub, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mina A. Shehata, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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. 193 on the Plan of Kenilworth Estates, Section Four of record in Plat Book 3300, Page (s) 34 through 36, inclusive, 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 Mary Montgomery by Warranty Deed from Patrick D. Chadwick and wife, Chasity Chadwick of record in Book 9681, page 12, Register's Office for Davidson County, Tennessee, dated May 23, 1995 and recorded on May 25, 1995.

Being the same property conveyed to Amgad Soliman, and Milad Yakoub by Warranty Deed from Mary Chisholm (f/k/a Mary Montgomery), a widow of record in Instrument No. 20240322-0020156 Register's Office for Davidson County, Tennessee, dated March 20, 2024 and recorded on March 22, 2024.

The above described property being for investment purposes only and never having been the primary martial residence of the Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4807 Linbar Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on August 8, 2024.

Amgad Soliman

Milad Yakoub

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Amgad Soliman and Milad Yakoub, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 8, 2024.

Notary Public

My Commission Expires: 06-24-25

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

File #: 2024-12037-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 August 8, 2024.

J. Carlton Drumwright

August 8, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 8, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY