This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1169257 DEEDWARR
08/14/2024 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240814-0062202

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $390,000.00

Affiant Signature

Subscribed and sworn to before me on this the 8th Day of Aug 2024

Notary Public

My Commission expires 11, 21, 26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Kerollos Wagih Kostanti and Jaklin Megally
5116 Kensal Dr
Antioch, TN 37013
SEND TAX BILLS TO:
Kerollos Wagih Kostanti and Jaklin Megally
5116 Kensal Dr
Antioch, TN 37013
MAP AND PARCEL NUMBER: 150120B22200CO

WARRANTY DEED
24NT00797

Effective the 8th Day of Aug, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Gin K. Mang and Ciin L. Niang, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kerollos Wagih Kostanti, a married man and Jaklin Megally, a married woman, as joint tenants with rights of survivorship and not tenants in common

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Kensal Green, Section 2, a Residential P.U.D. Subdivision, of record in Instrument No. 20180313-0023861 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gin K. Mang and Ciin L. Niang, husband and wife from NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed dated 11/24/2018 and recorded 11/30/2018 in Instrument No. 20181130-0117009, Register's Office of said County.

This is an improved property commonly known as: 5116 Kensal Dr, Antioch, TN 37013-3477

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 8 day of August 2024

Gin K. Mang

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Gin K. Mang,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ciin L. Niang

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ciin L. Niang,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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