WARRANTY DEED

Karen Johnson Davidson County
Batch# 1170334 DEEDWARR
08/15/2024 02:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20240815-0062569

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 05-09-2026
(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Hany A. Awad and Naglaa I. Labeb	All Western Mortgage	151-09-0-A-237.00CO
(NAME) 107 Wolverine Trail	(NAME) 8345 W Sunset Rd	
(ADDRESS) LaVergne, TN 37086	Suite 380 (ADDRESS) Las Vegas, NV 89113	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ronald D. Mick and Gayle H. Mick, Trustees of The Mick Family 2001 Trust u/d/t dated 11/30/01**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Hany A. Awad and Naglaa I. Labeb, husband and wife,** 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 237, on the FINAL PLAT, PHASE 3 SECTION 1 (35 Lots), FIRST REVISION, LONG HUNTER CHASE, of record in Instrument No. 20001103-0109138, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ronald D. Mick and wife, Gayle H. Mick by Warranty Deed dated 04/26/2007 from Robert A. Dilley and Nancy J. Dilley, husband and wife, of record in Instrument No. 20070503-0053463, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Ronald D. Mick and Gayle H. Mick, Trustees of The Mick Family 2001 Trust u/d/t dated 11/30/01, by Quitclaim Deed dated 05/18/2009 from Ronald D. Mick and wife, Gayle H. Mick of record in Instrument No. 20090604-0051561, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Matters shown on plat of record in Instrument No. 20001103-0109138, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions for Long Hunter Chase of record in Book 9430, Page 251, as amended in Book 9534, Page 938, and Declaration of Annexation of record in Instrument No. 20010514-0049630 (annexing Phase 3 Section 1), Register's Office for Davidson County, Tennessee.
Charter of Long Hunter Chase HOA of record in Book 9433, Page 953, Register's Office for Davidson

Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20000906-0088272, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107415, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 6705 Ascot Drive, Antioch, TN 37013
(House No.) (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 successors 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.

Effective the 7 day of August, 2024.

Ronald D. Mick and Gayle H. Mick, Trustees of The Mick Family 2001 Trust u/d/t dated 11/30/01

BY: Ronald D Mick
Ronald D. Mick, Trustee

BY: Gayle H Mick
Gayle H. Mick, Trustee

STATE OF CALIFORNIA

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid , which whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the Mick Family 2001 Trust u/d/t dated 11/30/01, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal, at office, this 07 day of August, 2024.

Notary Public

My Commission Expires: 03/08/2025

JOHN ALDAWOODI
COMM. #2349961
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires MARCH 8, 2025

RETURN TO:
Logos Realty Closing Services, Inc.
1720 West End Avenue Suite 300,
Nashville, TN 37203

202408150062569

Certification of Trust

We, Ronald D. Mick and Gayle H. Mick, declare:

1. That this Certification of Trust is offered under California Probate Code Section 18100.5, which provides, in part, at subparagraph (h), that any person making a demand for the full trust document in bad faith when this Certification is offered in lieu of it will be liable for damages and attorneys' fees.

2. We are the current trustees of the trust established by Ronald D. Mick and Gayle H. Mick of 3925 Tierra Vista Place, Escondido, California 92025-7630 on November 30, 2001. We reserved the right to amend and revoke that trust and exercised that right when the trust was restated on August 27, 2012. That restatement fully replaces the Mick Family 2001 Trust, created on November 30, 2001.

3. On the death, resignation, or mental incapacity of Ronald D. Mick or Gayle H. Mick, the other of them will serve as trustee. On the death, resignation, or mental incapacity of both Ronald D. Mick and Gayle H. Mick, Lindsay Erin Mick and Laurie Michelle Mick will serve as successor co-trustees.

4. Attached are true and correct copies of the face page of the trust, portions of the trust instrument which provide that the declarants are the trustees, and the acknowledgment of the settlors' signatures.

5. The trust may be revoked by either settlor at any time.

6. The tax identification number of this trust is the social security number of either settlor.

7. Title to assets of this trust should be taken as Ronald D. Mick and Gayle H. Mick, trustees, of the Mick Family 2001 Trust, dated November 30, 2001.

8. Either trustee acting alone may take any action on behalf of the trust.

9. Also attached are true and correct copies of the portion of the trust instrument which lists the powers of the trustees. The trustee is authorized to execute on behalf of this trust: Deeds, Deeds of Trust, Mortgages, Assignments, Notices of Completion, and any and all other documents conveying, encumbering or affecting title to property, real or personal, owned by the trust. The trustee is also authorized to buy and sell stocks, bonds, mutual funds and other securities, carry checking and savings accounts, and savings and loan accounts, money market funds, and similar investment vehicles, which will be subject to withdrawal on the signature of the trustee. The trustee has all of the powers of an owner in dealing with the real and personal property of the trust. The trustee is authorized to borrow money on behalf of the trust and to provide security therefore.

10. The trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect.

11. This certification is being signed by all of the currently acting trustees of the trust.

12. Anyone dealing with the trustee may rely on this Certification and the attached pages and need not inquire into any other pages in the absence of actual knowledge to the contrary.

We declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct. Dated this 7-12-2024.

/s/ Ronald D Mick
Trustee: Ronald D. Mick

/s/ Gayle H. Mick
Trustee: Gayle H. Mick

A notary public or other officer completing this certificate verifies only the identity of the individuals who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss:

On 07/12/24, before me, Joshua Gutierrez, a Notary Public in and for the State of California, personally appeared Ronald D. Mick and Gayle H. Mick, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons or the entity upon behalf of which the persons acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[seal] /s/

JOSHUA ANTHONY GUTIERREZ
Notary Public - California
San Diego County
Commission # 2454782
My Comm. Expires Jul 24, 2027

202408150062569

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 7, 2024.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 8-7-24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 8-7-24.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

