5

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

KATRINA KAREN HOFF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2025

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $140,000

Affiant Signature

Subscribed and sworn to before me on this the 3rd Day of July, 2024.

Notary Public

My Commission expires 3/3/2025

Karen Johnson Davidson County
Batch# 1173598 DEEDWARR
08/23/2024 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20240823-0065071

NAME AND ADDRESS OF PROPERTY OWNER:
Michael Barsom & Amgad Nan
4606 Lancaster Road,
Smyrna, TN 37167

SEND TAX BILLS TO:
Michael Barsom & Amgad Nan
4606 Lancaster Road,
Smyrna, TN 37167
MAP AND PARCEL NUMBER: 148080B03700CO

WARRANTY DEED
24NT00697

Effective the 30 Day of Jul, 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,

Wael Shehata

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

Michael Barsom & Amgad Nan, as tenants in common with rights of survivorship

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 37 of Final Plat Aldwych Village Phase 2, Section 2 of record in Instrument No. 20210105-0002019, 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 Wael Shehata from Elite Developments LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 04/25/2024 and recorded 04/26/2024 in Instrument No. 20240426-0030449, Register's Office of said County.

Being part of the same property conveyed to Elite Developments, LLC, a Tennessee limited liability company from Hee Kyung Shin by Warranty Deed dated September 14, 2018 and recorded on September 24, 2018 in Instrument No. 20180924-0094261, Register's Office for Davidson County, Tennessee.

This is an unimproved property commonly known as: 4742 Long Branch, Antioch, TN 37013-2774

24NT00697

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 30 day of July, 2024

Wael Shehata

Wael Shehata

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Wael Shehata,** 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.

Witness my hand, at office, this 30 day of July, 2024.

Notary Public

My Commission expires: 12/27/2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Summer Barton 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 7/3/24 (date of document).

Summer Barton
Affiant Signature

7/18/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 of July, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON