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# 1173616 DEEDWARR
08/26/2024 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $469.90
20240826-0065099

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $127,000

Affiant Signature

Subscribed and sworn to before me on this the 23 Day of July, 2024.

Notary Public

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 11/06/24

NAME AND ADDRESS OF PROPERTY OWNER:
Gerges Tadres, Anton Tadrs & Emad Besla
4341 Maxwell Road,
Antioch, TN 37013

SEND TAX BILLS TO:
Gerges Tadres, Anton Tadrs & Emad Besla
4341 Maxwell Road,
Antioch, TN 37013
MAP AND PARCEL NUMBER: 148080B03600CO

WARRANTY DEED
24NT00796

Effective the____ Day of _____, _____ 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 and Ayman Isaac Eskander, equal tenants in common

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

Gerges Tadres, Anton Tadrs & Emad Besla, 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, Lot 36 of Final Plat of Aldwych Village Phase 2, Section 2 of record in Plat 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 and Ayman Isaac Eskander, equal tenants in common from Elite Developments LLC, by Warranty Deed dated 04/25/2024 and recorded 04/26/2024 in Instrument No. 20240426-0030547, 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, in the Register's Office of Davidson County, Tennessee.

This is an improved property commonly known as: 4746 Long Branch, Antioch, TN 37013-2774

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 23 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 and official seal at office, this 23 day of July, 2024

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ayman Isaac Eskander

Ayman Isaac Eskander

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ayman Isaac Eskander,** 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 and official seal at office, this 23 day of July, 2024

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Summer Bartm 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 7-23-24 (date of document).

Summer Bartm
Affiant Signature

8-23-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of Aug, 2024.

(SEAL)

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

