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# 1173932 DEEDWARR
08/26/2024 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20240826-0065227

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $130,000.00

Affiant Signature

Subscribed and sworn to before me on this the 1st day of Aug, 2024.

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Mary Aziz
4873 Terragon Trail
Antioch, TN 37013

SEND TAX BILLS TO:
Mary Aziz
511 Larkin Ct
Mt Juliet, TN 37122

MAP AND PARCEL NUMBER: Tax ID #: 148080B08200CO

WARRANTY DEED

24NT00843

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, as equal tenants in common

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

Mary Aziz, a married woman

Hereinafter called the GRANTEE, 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. 82 on the plan entitled 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, as equal tenants in common from Green Homes LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 05/13/2024 and recorded 05/15/2024 in Instrument No. 20240515-0035974, Register's Office of said County.

Being part of the same property conveyed to Green Homes LLC, a Tennessee limited liability company by Quitclaim Deed from Kirolos Morkos, dated June 2, 2022 and recorded June 3, 2022 of record in Instrument No. 20220603-0064217, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Kirolos Morkos from Elite Developments LLC, a Tennessee Limited Liability Company, by General Warranty Deed dated 03/18/2021 and recorded 03/25/2021 in Instrument No. 20210325-0039233, Register's Office of said County.

This is an improved property commonly known as: 4873 Terragon Trl, Antioch, TN 37013-2738

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. I do covenant with said GRANTEE 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. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, 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 1 day of August, 2024.

Wael Shehata

Wael Shehata

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, **Wael Shehata and 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.

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 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 8-1-24 (date of document).

Summer Barton
Affiant Signature

8-24-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 of Aug, 2024.

(SEAL)

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

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON