Karen Johnson Davidson County
Batch# 1174832 DEEDWARR
08/27/2024 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20240827-0065894

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

George Metira
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/24
(AFFIX SEAL)

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0498

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George Metira, Michel Gerges, and Rimon Toma	United Wholesale Mortgage, LLC	Map: 135100D03700CO
(NAME) 1051 Capital Funds Court	(NAME) 585 South Blvd. E.	
(ADDRESS) Nashville, TN 37217-3939	(ADDRESS) Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NADY NAGEB AND FADWA ANGLY, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEORGE METIRA, A SINGLE MAN, AND MICHEL GERGES, A SINGLE MAN, AND RIMON TOMA, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 37, together with the appurtenant interest in the common elements of Villas At Ransom Park, a horizontal property regime established by Master Deed, of record in Instrument No. 20051025-0128829, as amended in Instrument No. 20061002-0121910; and of record in the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Villas at Ransom Park of record at Instrument No. 20080314-0026053, as amended in Instrument No. 20080502-0044959, Register's Office for said County, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Villas at Ransom Park, as amended, to which reference is hereby made for a more complete description and accurate location of said Unit.

Being the same property conveyed to Nady Nageb and Fadwa Angly, by deed from New South Federal Savings Bank, of record in Instrument No. 20090922-0088071, dated August 31, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) Charter for Homeowners Association of record in Instrument No. 20051025-0128823, in the Register's Office for Davidson County, Tennessee; (3) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20001213-0122751, in the Register's Office for Davidson County, Tennessee; (4) Storm Water Detention Agreement of record in Instrument No. 20010206-0011474, Instrument No. 20010206-0011475 and Instrument No. 20010724-0078014, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20051025-0128829, amended in Instrument No. 20061002-0121910, amended and restated in Instrument No. 20080314-0026053, amended in Instrument No. 20080502-0044959, Ratification in Instrument No. 20090821-0078945, amended in Instrument No. 20121231-0120606, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1051 Capital Funds Court, Nashville, TN 37217-3939
(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 heirs 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.

Witness our hands this 26th day of August, 2024.

NADY NAGEB
Nady Nageb

Fadwa Angly
Fadwa Angly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nady Nageb and Fadwa Angly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of August, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 26, 2024.

(AFFIANT) – Karen Suggs

08/26/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 26th day of August, 2024.

My commission expires: 11/2/26

Notary Public

