# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1178029 DEEDWARR
09/04/2024 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240904-0068182

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

x HANNA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RANDY HARDISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-06-2027

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Hanna Natig Sharkawy | Equity Prime Mortgage LLC | Parcel ID: 148 08 0B 041.00 |
| (NAME) | (NAME) | |
| 4876 Terragon Trail | P.O. Box 1194 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Springfield, OH 45501-1194 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elite Properties Rental, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hanna Natig Sharkawy, a single person**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Lot 41 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 part of the same property conveyed to Elite Properties Rental, LLC, a Tennessee Limited Liability Company, from Elite Developments LLC, a Tennessee Limited Liability Company, by Warranty Deed dated January 4, 2023 and recorded on January 19, 2023, in Instrument No. 20230119-0004303, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4876 Terragon Trail, Antioch, TN 37013

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 30 day of August, 2024

Elite Properties Rental, LLC
a Tennessee Limited Liability Company

BY: Haroun Soltan
Haroun Soltan

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Haroun Soltan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the , and is authorized to execute the instrument on behalf of Elite Properties Rental, LLC, the within named barginor, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as .

WITNESS my hand and official seal of office, this **30th day of August, 2024.**

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-05-2027

Notary Public

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Amanda Maynor, 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 30, 2024**.

Date

Affiant Signature

September 4, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of September, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON