WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-06-24
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1180343 DEEDWARR
09/11/2024 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240911-0070038

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

File No.: 24-0473

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mahmoud Fawzy Mahmoud	New Owner	Map: 086-02-0-105.00
(NAME) 7020 Panama Dr.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($260,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HARWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

MAHMOUD FAWZY MAHMOUD, 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 lying and being located in Davidson County, Tennessee, more particularly described as follows:

Being Lots Number 53 and 54 on the Plan of Dodson Heights Subdivision, of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee. Included but excluded from this conveyance is the following property conveyed to Davidson County for highway purposes of record in Book 4993, page 221, for Davidson County, Tennessee, and being described as follows:

Being parts of Lots Nos. 53 and 54 on the Plan of Dodson Heights of record in Book 2900, Page 113, and more particularly described as follows: Beginning at a point of intersection of the southerly margin of Old Lebanon Dirt Road and the west boundary of the Edward L. Payne property, thence along the said west boundary south 21 degrees 04 minutes west 111.0 feet to a point, thence along a curve left having a radius of 1829.86 feet and being at all points 80 feet right of the center of Old Hickory Boulevard relocated northwestwardly 130.48 feet to a point in the radius of Panama Drive, thence along the said radius and continuing with the southerly margin of Old Lebanon Dirt Road southeasterly 110.73 feet to the point of beginning.

Being part of the same property conveyed to Harwell Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from John A. Harwell, Jr., of record in Instrument No. 20101228-0102951, dated November 16, 2010, Register's Office for said County. See also prior deed of record in Instrument No. 20041229-0153444, Affidavit of record in Instrument No. 20041229-0153443, and Deed of record in Instrument No. 20031017-0154389, said Register's Office.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 113,said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3130, Page 623, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 7020 Panama Dr., Hermitage, TN 37076
(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 22nd day of August, 2024.

Harwell Properties, LLC

BY: _____
John Harwell, Jr.
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Harwell, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Harwell Properties, LLC, the within named bargainer, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of August, 2024.

My Commission Expires: 2.2.26

_____
Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 8-22-24 (date of document).

Summer Barton
Affiant Signature

9-11-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of September, 2024.

(SEAL)

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

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON