## WARRANTY DEED




STATE OF Florida
COUNTY OF Sumter

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,561.00.

Girgis Ghobryal
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0582

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Girgis Ghobryal | New Owner | Map: 14812017800 |
| (NAME)<br>217 Floyd Mayfield | (NAME) | |
| (ADDRESS)<br>La Vergne, TN 37086 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-ONE THOUSAND FIVE HUNDRED SIXTY-ONE AND NO/100 DOLLARS ($251,561.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**GREGORY S. GARRIOTT, A MARRIED MAN,**

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

**GIRGIS GHOBRYAL, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY,**

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 Lot No. 51 on the plan of Section II Hazelwood, as of record in Plat Book 4300, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 65.0 feet on the northeasterly margin of Dowdy Drive and extends back 151.0 feet on the southeasterly line and 144.89 feet on the northwesterly line to a dead line in the rear, measuring 65.29 feet thereon.

Being part of the same property conveyed to Gregory S. Garriott, by deed from The Garriott Revocable Living Trust, dated May 17, 2011, of record in Instrument No. 20240402-0023200, dated March 29, 2024, Register's Office for said County.

Gregory S. Garriott and Gregory Garriott being one and the same person.

Karen Johnson Davidson County
Batch# 1187693 DEEDWARR
09/30/2024 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $930.78
20240930-0075509

Being the same property conveyed to Gregory Garriott by deed from The Garriott Revocable Living Trust, dated March 17, 2011, of record in Instrument No. 20240402-0023200, dated February 29, 2024, 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) All matters appearing on the Plan of record in Plat Book 4300, Page 22, said Register's Office; (3) Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions recorded in Book 3957, Page 552 and Book 4381, Page 133, Register's Office for said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 4636 Dowdy Dr., Antioch, TN 37013
(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 September, 2024.

Gregory Garriott

STATE OF Florida
COUNTY OF Sumter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory Garriott, 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 September, 2024.

My Commission Expires: 3/29/2025

Sophia L Bryant
Notary Public

SOPHIA L. BRYANT
MY COMMISSION # HH 080130
EXPIRES: March 29, 2025
Bonded Thru Notary Public Underwriters

**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 September 27, 2024.

(AFFIANT) – Karen Suggs

09/27/2024
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 27th day of September, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY