Karen Johnson Davidson County
Batch# 1196648 DEEDWARR
10/22/2024 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20241022-0082147

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240848708

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $329,990.00.

Affiant

Subscribed and sworn to before me, this 18th day of October, 2024.

Notary Public
My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samah Gaber and Mamdouh Gaber, and Seda Badie Gawargi 124 Northcrest Commons Circle Nashville TN 37211	New Owner	Tax Parcel ID No. 147 12 0A 124.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua Dinger, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samah Maher Gabra Gaber and Mamdouh Gaber, wife and husband, and Seda Badie Gawargi, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 124 on the Plan of NORTHCREST, PHASES ONE & TWO, a Private Element Horizontal Property Regime, as shown in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, as amended, reference to which is hereby made for more complete details of said Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Joshua Dinger, by Warranty Deed from Jesse M. Kay, A Single Person, of record in Instrument No. 20160909-0095053, in the Register's Office of Davidson County, Tennessee, dated September 06, 2016, and recorded on September 09, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040615-0070835, Amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585, Instrument No. 20121113-0104425, Vehicle Parking and Management Policy recorded in Instrument No. 20170124-0007624, Signage and Decorations Policy recorded in Instrument No. 20170714-0071121, Fine and Penalty Policy recorded in Instrument No. 20170714-0071122, Rules and Regulations recorded in Instrument No. 20181005-0099369, Instrument No. 20201211-0145625, Instrument No. 20201211-0145626, Instrument No. 20211101-0146157 and Instrument No. 20240814-0062013.

This is improved property located at 124 Northcrest Commons Circle Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2024.

Joshua Dinger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Dinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2024.

Notary Public
My Commission Expires: _____



WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23272-mc

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10/18/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/18/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th **day of** October, **2024**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

