Name and Address of New Owner:
Nabil Meshreky and Fawzia Meshreky
5017 Wilkerson Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1200233 DEEDWARR
11/01/2024 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20241101-0084805

Map & Parcel No: 16103004400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Larry D. Johnson, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nabil Meshreky and Fawzia Meshreky, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 24, Section 1, on the Plan of Wilkerson Heights, as of record in Book 2900, Page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Larry D. Johnson and wife, Cheryl S. Johnson by Warranty Deed from James Williams and Amy Williams, husband and wife, dated August 23, 2004, of record in Instrument No. 20040825-0102461, Register's Office for Davidson County, Tennessee. Cheryl S. Johnson having died on November 17, 2016 leaving Larry D. Johnson as sole surviving spouse.

This is improved property, known as 5017 Wilkerson Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of October, 2024.

Larry D. Johnson (SEAL)

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 28th day of October, 2024, before me personally appeared Larry D. Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of October, 2024.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $555,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Sworn to and subscribed before me this 28th day of October, 2024.

Notary ~~Signature~~
My commission expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/28/24.

Affiant Signature – Joshua A. Terry

10/30/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/30/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27