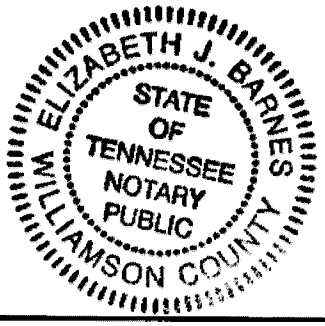
Karen Johnson Davidson County
Batch# 1202982 DEEDWARR
11/08/2024 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20241108-0087286

WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 7/21/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hany Wahep	Same	17601008200
(NAME)	(NAME)	
4820 Peppertree Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Mickey Lee Jackson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hany Wahep and Marena Melad Rady Shafek, husband and wife,** 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 No. 165 on the Plan of Peppertree Forest Subdivision, Section 16, as shown by plat of record in Plat Book 8250, Page 195, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to James P. Jernigan and Vivian C. Jernigan, husband and wife, by Quitclaim Deed from James P. Jernigan, A Married Man, dated April 10, 1997, and recorded May 06, 1997, of record in Record Book 10443, Page 664, Register's Office for said County.

**James P. Jernigan, having predeceased Vivian C. Jernigan, his interest in said property and vesting Vivian C. Jernigan as the surviving tenant by the entirety.

Vivian C. Jernigan, having died on August 20, 2024, her interest in said property vesting in her sole heir at law, Mickey Lee Jackson.

unimproved ☐

This is improved ☑ property, known as 4820 Peppertree Drive, Antioch, TN 37013
(House Number) (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 my hands this 8th day of November, 2024.

Mickey Lee Jackson

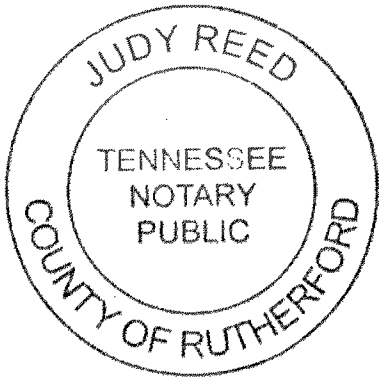
State of Tennessee
County of Rutherford

Personally appeared before me Mickey Lee Jackson, Executor of The Vivian Christine Jernigan Estate, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of November, 2024.

Notary Public: Judy Reed
My Commission Expires: 11.22.25

File No.: 3129



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 5, 2024.

J. Carlton Drumwright

November 5, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 5, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY