Karen Johnson Davidson County
Batch# 1205343 DEEDWARR
11/14/2024 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20241114-0088826

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $515,000.00

Affiant Signature
Subscribed and sworn to before me on this the 13 Day of Nov 2024
Tina Shinn
Notary Public
My Commission expires 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Amber Elmasry
862 W Sharpe Ave
Nashville, TN 37206

SEND TAX BILLS TO:
Amber Elmasry
Same as above

MAP AND PARCEL NUMBER: 082-04-0E-007.00-CO

WARRANTY DEED

24NT01200

Effective the 12th Day of Nov , 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Steve Scheibe, single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Amber Elmasry, single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of 862 Sharpe Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200218-0017491, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Steve Scheibe, a single man by Warranty Deed from Home Repair Doctors, LLC of record in Instrument No. 20171002-0100200 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 02, 2017.

This is an improved property commonly known as: 862 West Sharp Ave., Unit 7, Nashville, TN 37206

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 12th day of November, 2024.

Scheibe

Steve Scheibe

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Steve Scheibe**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My commission expires: December 27, 2027



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 11/12/24.

Affiant Signature – Joshua A. Terry

11/13/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/13/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27