THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241049068**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 8th day of November, 2024. Notary Public My Commission Expires: 3/22/26

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

Karen Johnson Davidson County
Batch# 1214710 DEEDWARR
12/11/2024 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20241211-0096207

WARRANTY DEED

Address New Owner: Fady Fahmy and Teriz Fahmy 2426 Orchard St. Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150-10-0-203.00

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, **Wadee S. Soliman and Mariam Yousef and, husband and wife** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Fady Fahmy and Teriz Fahmy, husband and wife**, ("Grantees"), their 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 Lot No. 31 on the Plan of Jamestown Estates, Section 3 of record in Plat Book 6900, Page 866, 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 the same property conveyed to Wadee S. Soliman and Mariam Yousef, husband and wife by Warranty Deed from Candida Lynne Boggs, an unmarried person of record in Instrument No. 20150324-0025321 Register's Office for Davidson County, Tennessee, dated March 19, 2015 and recorded on March 24, 2015.

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.

Taxes for the year 2024, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 866, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 7681, Page 420 and Book 8149, Page 337, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Perpetual Easement of record in Book 3896, Page 191, as corrected 4957, Page 832, in the Register's Office for Davidson County, Tennessee.

Septic Tank Easement of record in Book 5936, Page 511, in the Register's Office for Davidson County, Tennessee.

Water and Sewer lines of record in Book 7797, Page 433 and 525, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3621 Lake Towne Dr Antioch TN 37013

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, Grantors have executed this instrument on this 8th day of November, 2024.

Wadee Soliman
Wadee S. Soliman

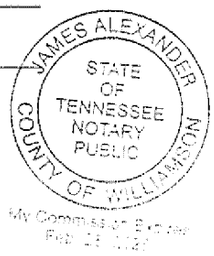
Mariam Yousef
Mariam Yousef

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wadee S. Soliman and Mariam Yousef, 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 8th day of November, 2024.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11/8/24 (date of document).

Affiant Signature

11/8/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of Nov., 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

