THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1222787 DEEDWARR
01/02/2025 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20250102-0000266

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Amgad Soliman 4842 Genoa Dr Mt. Juliet, TN 37122	Amgad Soliman 4842 Genoa Dr Mt. Juliet, TN 37122	165 00 0 103.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **iPlanGroup Agent for Custodian FBO Benjamin Toaff Inherited IRA** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Amgad Soliman, a married man**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3823 Hamilton Church Road, Antioch, TN 37013 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

BEING Lot No. 1 on the Plan of Wallace Subdivision of record in Book 5190, page 223, Register's Office for said County, to which record reference is hereby made for a more particular description.

Being the same property conveyed to Joe Randel Warnack, Jr. by Deed from Jason Warnack dated October 11, 2024 and recorded October 30, 2024 in Instrument No. 20241030-0083537 and by affidavit of heirship from Joe Randel Warnack, Sr., dated October 10, 2024 and recorded October 24, 2024 in Instrument No. 20241024-0082693 and affidavit of heirship from Joe Randel Warnack, Sr., dated October 10, 2024 and recorded October 24, 2024 in Instrument No. 20241024-0082692 and the same property conveyed to Joe Randel Warnack, Sr. and Jason Warnack from Bobby Lee Warnack by Affidavit of Heirship dated October 10, 2024, and recorded on October 22, 2024, as Instrument No. 20241022-0082129, and Affidavit of Heirship dated October 10, 2024, and recorded on October 22, 2024, as Instrument No. 20241022-0082130, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Iplan Group Agent for Custodian FBO Benjamin A Toaff LLC by Warranty Deed from Joe Randel Warnack, Seller of Estate of Bobby Lee Warnack, of record in Instrument No. 20241203-0093926, in the Register's Office of Davidson County, Tennessee, dated November 22, 2024 and recorded on December 3, 2024

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

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

30th In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this ~~27~~th day of December, 2024.

iPlanGroup Agent for Custodian FBO Benjamin Toaff Inherited IRA

By: _____
Whitney Kauffman, Its Designated Agent

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Cuyahoga

Before me, Aulona Hoxha, notary of the state and county mentioned, personally appeared Whitney Kauffman, Its Designated Agent of : iPlanGroup Agent for Custodian FBO Benjamin Toaff Inherited IRA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Its Designated Agent of Iplan Group Agent for Custodian FBO Benjamin A. Toaff Inherited IRA, the within named bargainor, a Limited Liability Company, and that such Whitney Kauffman, Its Designated Agent of Iplan Group Agent for Custodian FBO Benjamin A. Toaff Inherited IRA as such Its Designated Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Its Designated Agent.

Witness my hand and seal, at office in Westlake, OH, this ~~27~~30th day of December, 2024.

_____
Notary Signature

Printed Name: Aulona Hoxha

My commission expires: 3/20/2028

Aulona Hoxha
Notary Public, State of Ohio
My Commission Expires:
March 20, 2028

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 2 day of January, 2025.

_____
Notary Public
My commission expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2025
MAURY COUNTY

Certificate of Authenticity

I, Sondra Mowgey, 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 12/30/2024.

Date

Affiant Signature

12/30/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of December, 20 24.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY