WARRANTY DEED

Karen Johnson Davidson County
Batch# 1222794 DEEDWARR
01/02/2025 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20250102-0000275

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: MARCH 2, 2025
(AFFIX SEAL)

NOTARY PUBLIC Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 240442

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Maged Malk & Nashwa Ghattas	Maged Malk	149-02-0B-004.00-CO
(NAME)	(NAME)	
1300 Cadogan Way	1300 Cadogan Way	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100 Dollars ($265,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, BRITTANY BELL, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MAGED MALK, A MARRIED MAN AND NASHWA GHATTAS, A MARRIED WOMAN, 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, being Lot No. 59 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Page 92, 93, and 94, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more completed description of the property.

Being the same property conveyed to Andrea R. Ali Married by Warranty Deed from Marie D. Sims-Carliss, Unmarried of record in Instrument No. 20080620-0063554 Register's Office for Davidson County, Tennessee, dated June 13, 2008 and recorded on June 20, 2008.

Being the same property conveyed to Brittany Bell by Quitclaim Deed from Brandon Bell of record in Instrument No. 20240408-0024446 Register's Office for Davidson County, Tennessee, dated November 01, 2023 and recorded on April 08, 2024. The said person Andrea R. Ali aka Andrea R. Bell is deceased.

unimproved ☐
This is improved ☒ property, known as 1300 Cadogan Way, Antioch, TN 37013
(House No.) (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 our hands this 12th day of December, 2024.

Brittany Bell

SSTATE OF TENNESSEE
COUNTY OF WILSON

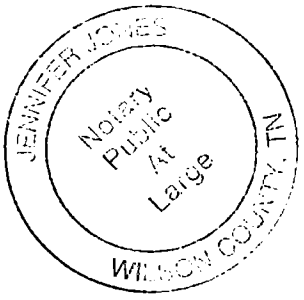
I, Jennifer Jones, a Notary Public for the County of Wilson and State of Tennessee, do hereby certify that Brittany Bell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th of December, 2024.

Notary Public

My Commission Expires: March 2, 2025

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

December 17, 2024

Affiant Signature

Date: 1-2-25

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 7 day of January 2025

Notary Signature

My Commission Expires

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/22/2028
WILSON COUNTY