Warranty Deed

Karen Johnson Davidson County
Batch# 1223399 DEEDWARR
01/06/2025 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,105.30
20250106-0001061

State of Tennessee
County of Davidson

The actual consideration for this transfer is $569,000.00-.

Affiant

Subscribed and sworn to before me this the 17th day of December, 2024 January 6th 2025

Notary Public
My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Mina Messiha and Rania Hanna 19 Keith Street, C, Nashville, TN 37210	NEW OWNER	094-13-0B-003-00

KNOW ALL MEN BY THESE PRESENTS that **Johnny Crow Jr., an unmarried man**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Mina Messiha and Rania Hanna,Husband and Wife**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

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

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of 19 Keith Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230501-0031903, 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 Johnny Crow, Jr. by Warranty Deed from Charles Hunter of record in Instrument No. 20220224-0020965 Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on February 24, 2022.

This is improved property having a physical address of: 19 Keith Street, C, Nashville, TN 37210

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of December, 2024

Johnny Crow, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December, 2024, before me personally appeared Johnny Crow, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of December, 2024.

Notary Signature
My commission expires: 10/9/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 12/17/2024.

Date

Affiant Signature

1/6/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of January, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)