Name and Address of New Owner:
Girgis Saleb & Emad Henes
3208 Calendula Way
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 1228456 DEEDWARR
01/21/2025 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20250121-0004385

Send Tax Bills To:
Girgis Saleb & Emad Henes
3208 Calendula Way
Murfreesboro, TN 37128

This Instrument Prepared By:
Priority Title LLC
239 Veterans Pkwy, Ste B
Murfreesboro, TN 37128

Map & Parcel No: 162-09-0-121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steve Sylvester and Sharon Sylvester, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Girgis Saleb, and Emad Henes,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4B on the Plan of Hickory View, Section Two, as of record in Book 5800, Page 371, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steve Sylvester and wife, Sharon Sylvester by Cash Deed Deed from Jack Kemp, secretary of Housing and Urban Development, of Washington, D.C of record in Book 8671, page 583, Register's Office for Davidson County, Tennessee, dated June 26, 1992 and recorded on July 08, 1992.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 January, 2025.

_____(SEAL)
Steve Sylvester

_____(SEAL)
Sharon Sylvester

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 17th day of January, 2025, before me personally appeared Steve Sylvester and Sharon Sylvester, 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 January, 2025.

_____
Notary Signature
My commission expires: 02/21/2027

LISA ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Steve Sylvester

_____
Sharon Sylvester

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 17th day of January, 2025.

_____
Notary Signature
My commission expires: 02/21/2027

LISA ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 1-17-2025 (date of document).

C Woodring
Affiant Signature

1-17-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17th day of January, 2025.

Bethany Shipley
Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

