WARRANTY DEED

Karen Johnson Davidson County
Batch# 1243153 DEEDWARR
03/05/2025 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250305-0016643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.,
1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2025020011

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christian C Asikwo and Urenna Vivian Asikwo	Christian C. & Urenna V. Asikwo	
(NAME) 783 Evening Ave	(NAME) 783 Evening	Map-Par. 174-13-0A-142.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED NINETY-NINE THOUSAND NINE HUNDRED NINETY-NINE AND NO/100 Dollars ($499,999.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MAGDY HABIB AND AMANY HENDY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTIAN C ASIKWO AND URENNA VIVIAN ASIKWO, HUSBAND AND WIFE,** 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 located in Davidson County, Tennessee, being all of Lot No. 142, Plan of Phase Four, Sunset Hills, RS-10 Subdivision-Cluster Lot Option, according to plat and survey of same appearing of record in Instrument No. 201502110012821, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details as to location and description of said lot.

Being the same property conveyed to Magdy Habib and Amany Hendy, husband and wife by Warranty Deed from Stephen Todd Hammond by Hayley E. Hammond, his Attorney in Fact and wife, Hayley E. Hammond dated August 26, 2021 and recorded on August 30, 2021 of record as Instrument Number 20210830-0116893, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 174-13-0A-142-00
Being also known as: 783 Evening Ave, Antioch, TN 37013

This is improved property, known as 783 Evening Ave, 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.

Executed by our hands this the 27th Day of February, 2025.

MAGDY HABIB

AMANY HENDY

STATE OF Tennessee

County OF Davidson

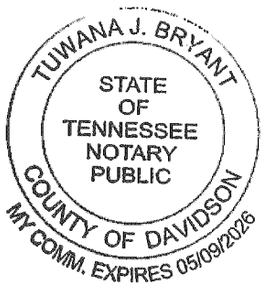
I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that MAGDY HABIB AND AMANY HENDY, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th Day of February, 2025.

Notary Public

My Commission Expires: May 9, 2026

(SEAL)



Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, RaSham Peay *(custodian's name)*, 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 2/27/25 *(date of document)*.

RaSham Peay
Custodian's Signature

3/5/25
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 5th day of March, 2025.

Susan Morelli
Notary Public

MY COMMISSION EXPIRES: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD