Karen Johnson Davidson County
Batch# 1248177 DEEDWARR
03/19/2025 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250319-0019923

WARRANTY DEED

(SEAL)
LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 2025.

Notary Public
MY COMMISSION EXPIRES: 2/26/29

File #25-PA-2123-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abanoub Rozeik	**Renasant Bank – Post Closing – Final Docs**	
(NAME) 2123 Postings Point	(NAME) **2001 Park Place North Suite 150**	**164 03 0E 035.00**
(ADDRESS) Antioch, TN 37013	(ADDRESS) **Birmingham, AL 35203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JEREMY MATTHEW SIMPSON AND ERICA ELIZABETH SIMPSON, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ABANOUB ROZEIK, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 35 on the Final Plat of HAMILTON CHURCH MANOR PHASE 2, of record in Plat Instrument No. 20220104-0001231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeremy Matthew Simpson and Erica Elizabeth Simpson, husband and wife, by Special Warranty Deed from Century Communities of Tennessee, LLC, a Delaware limited liability company, of record in Instrument No. 20221230-0134098, in the Register's Office of Davidson County, Tennessee, dated December 29, 2022 and recorded on December 30, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAMILTON CHURCH MANOR, PHASE 2, as recorded in Instrument No. 20220104-0001231.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210114- 0006145, as amended in Instrument No. 20210119-0008158, Instrument No. 20220627-0073357 and Ratification and Adoption is recorded in Instrument No. 20210826-0115250, as corrected in Instrument No. 20210827-0115886.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200730-0084116.
* Charter for Hamilton Church Manor Owners Association recorded as Instrument No. 20210119-0008156.
* Charter for Hamilton Church Manor Townhouses Owners Association recorded as Instrument No. 20210119-0008157.
* Application for Greenbelt Assessment - Agricultural is recorded in Instrument Nos. 20190320-0025299
* Letter of Responsibility as set forth in instrument recorded in Instrument No. 20191010-0103809
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2123 Postings Point, Antioch, TN 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th day of March, 2025.

Jeremy Matthew Simpson

Erica Elizabeth Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 2025, before me personally appeared Jeremy Matthew Simpson, 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 13th day of March, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 2025, before me personally appeared Erica Elizabeth Simpson, 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 13th day of March, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 13, 2025.

J. Carlton Drumwright

March 13, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 13, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY