Karen Johnson Davidson County
Batch# 1253768 DEEDWARR
03/28/2025 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20250328-0023530

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $230,000

Affiant Signature

Subscribed and sworn to before me on this the 28th Day of March, 2025

Notary Public

My Commission expires 11 / 2 / 26

NAME AND ADDRESS OF PROPERTY OWNER:
Girgis Ghobryal
217 Floyd Mayfield Drive,
LaVergne, TN 37086

SEND TAX BILLS TO:
Girgis Ghobryal
217 Floyd Mayfield Drive,
LaVergne, TN 37086
MAP AND PARCEL NUMBER: 16203023100

WARRANTY DEED
25NT00325

Effective the 27 Day of Mar, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mary L. Berry, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Girgis Ghobryal, a married man as his sole and separate property

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Haywood Hills, Section One, as of record in Book 4460, page 156, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary L. Berry from L. Hollis Bratcher and wife, Juanita Bratcher by Warranty Deed dated 12/28/2005 and recorded 01/10/2006 in Instrument No. 20060110-0003694, Register's Office of said County.

Power of Attorney of recod in Instrument 202503280023529, said Register's Office.

This is an improved property commonly known as: 4904 Algonquin Trl, Antioch, TN 37013-3502

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 27 day of March, 2025

Mary L. Berry by LaWanda Chatman-Buchanan, Attorney-In-Fact

State of TN)
County of Davidson)

On this 27 day of March, 2025, before me personally appeared LaWanda Chatman-Buchanan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary L. Berry, and who acknowledged that she/he executed the same as the free act and deed of Mary L. Berry.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202503280023530

Certification of Recorded Documents

I, Karen Suggs, 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 27, 2025.

Karen Suggs

(AFFIANT) – Karen Suggs

03/27/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of March, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY