Karen Johnson Davidson County
Batch# 1278199 DEEDWARR
05/27/2025 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20250527-0041515

ADDRESS NEW OWNER AS:
Mina S Adib & Maged E. Gad & Hany A. Fahmy
1202 Donelson Avenue
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map - Group 044 - 10 - 0
Parcel 014.01

THIS DEED OF CONVEYANCE, executed and delivered by **James G. Mitchell** and wife, **Karen B. Mitchell**, hereinafter called the Grantors, to **Mina S. Adib** and **Maged Ezzat Wanes Gad** and **Hany A. Fahmy**, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of **$260,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor, heirs, successors or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Parcel "B-3" on the Plan of Re-subdivision of Parcel "B", which re-subdivision plan was recorded on May 3, 1951, in Book 1972, page 143, Register's Office for Davidson County. Tennessee, to which plan reference is hereby made of a detailed description of said Parcel "B-3".

RESTRICTIONS: The above-described property is subject to those covenants and restrictions appearing in Deed of record in Book 1976, page 187, but only to the extent the restrictions remain enforceable, Register's Office for Davidson County, Tennessee, and to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Plan of Re-subdivision of Parcel "B", which re-subdivision plan was recorded on May 3, 1951, in Book 1972, page 143, said Register's Office.

Being the same property conveyed to James G. Mitchell and wife, Karen B. Mitchell by Administrator's deed from Lucian Dale, Administrator C.T.A. of the Estate of James Leslie Dillard, deceased of record in Instrument No. 20020830-0105331 Register's Office for Davidson County, Tennessee, dated August 27, 2002 and recorded on August 30, 2002. James G. Mitchell died June 23, 2022, thereby vesting title solely in Karen B. Mitchell as surviving tenant by the entirety.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, heirs, successors or assigns.

The Grantors further covenant with the Grantees, heirs, successors or assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set signatures on the dates indicated in the notary acknowledgements below.

Karen B. Mitchell

Karen B. Mitchell

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen B. Mitchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 27th day of May, 2025.

My Commission Expires:_____

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires January 30, 2029

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$260,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 27th day of May, 2025.

My Commission Expires:_____

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires January 30, 2029

NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dilliha, 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 to law on this 27th day of May, 2025.

Affiant Signature

5-27-2025
Date

STATE OF TENNESSEE
COUNTY OF ROBERTSON

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

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

RHONDA DAVENPORT
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 3/21/2028