Name and Address of New Owner:
Ayman G. Labib and Ehab E. Labib
1955 Port James Circle
Antioch, TN 37013

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1281811 DEEDWARR
06/05/2025 03:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20250605-0044417

Map & Parcel No: 165-09-0A-053-00

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, **Tameisha Hamilton and Jason Hamilton, wife and husband as tenants by the entirety**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ayman G. Labib, a single man, and Ehab E. Labib, a single man,** "the Grantees," the following described real estate in Davidson County, Tennessee :

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

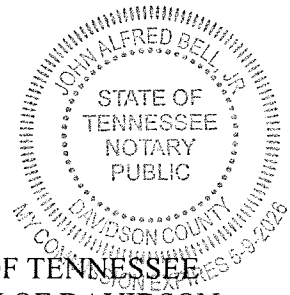
Land in Davidson County, Tennessee, being all of Lot No. 54 on the Plan of Section Two, Lakewood Village, of record in Instrument No. 20000215005148, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Tameisha Hamilton and Jason Hamilton, wife and husband as tenants by the entirety, by Quitclaim Deed dated July 16, 2019 from Billy D. Wilcox Jr and Lucille G. Wilcox, husband and wife, recorded August 7, 2019 in Instrument No. 20190807-0078297 in the Register's Office.

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 4thth day of June, 2025.



(SEAL)
Tameisha Hamilton

(SEAL)
Jason Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2025, before me personally appeared Tameisha Hamilton and Jason Hamilton, 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 4th day of June, 2025.

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
4th day of June, 2025.

Notary Public
My commission expires: 10.24.25
File No. 2025-7870-MA

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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 June 4, 2025.

J. Carlton Drumwright

June 4, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 4, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY