WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #107
Nashville, TN 37203
File No. 1-243160-mc

Karen Johnson Davidson County
Batch# 1294149 DEEDWARR
07/07/2025 07:56:30 AM 5 pgs
Fees: $28.00 Taxes: $1,576.20
20250707-0052964

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is ~~$430,000.00~~ $426,000.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn before me this the 3rd day of July, 2025.

Notary Public
My commission expires: 3-21-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Magdy Sharoubim 221 Maxwell Pl. Antioch, TN 37013	Magdy Sharoubim 4010 Fairway Circle Smyrna TN 37167	176-01-0B 005.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAWN L. CRUZ N/K/A DAWN ENRIQUEZ AND JOSE L. ENRIQUEZ, WIFE AND HUSBAND, AND CYNTHIA S. CRUZ, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MAGDY SHAROUBIM AND MARIAM ISHAK, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the plan of Maxwell Place P.U.D. of record in Instrument No. 20050418-0042714, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dawn L. Cruz, an unmarried woman and Cynthia S. Cruz, an unmarried woman, as tenants in common with right of survivorship, by deed dated 05/22/2006, from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20060524-0060997, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 221 Maxwell Pl., 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 3rd day of July, 2025.

Dawn Cruz n/k/a Dawn Enriquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

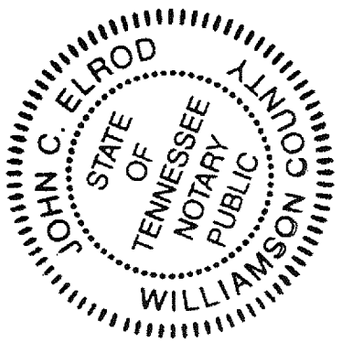
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dawn Cruz n/k/a Dawn Enriquez with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of July, 2025.

My commission expires:

7/17/2028

Notary Public



Witness my hand this the 30th day of June, 2025.

Jose L. Enriquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jose L. Enriquez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2025.

My commission expires: 4/17/29

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

Witness my hand this the 30th day of June, 2025.

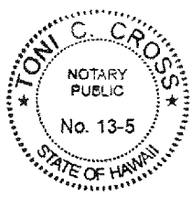
Cynthia Cruz

STATE OF HAWAII, CITY AND
COUNTY OF HONOLULU

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia Cruz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged ~~they~~ She executed the within instrument for the purposes therein contained.

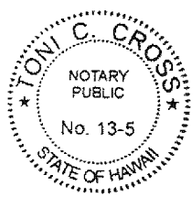
Witness my hand and official seal this 30th day of June, 2025.

My commission expires: January 06, 2025



Notary Public Toni C Cross

NOTARY CERTIFICATION
Doc. Date: 06/30/2025 # Pages: 4
Notary Name: Toni C. Cross First Circuit
Doc. Description: WARRANTY DEED
Notary Signature 06/30/2025 Date
My commission expires: 01/06/2029



I, Kirsten Virden, 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 07/03/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/03/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

