WARRANTY DEED

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

LB-OT-25-216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 5/10/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Omar Hasan Tantawi and Sulsabeel J Altantawi	**Same as New Owner(s)**	
(NAME) **216 Margo Lane**	(NAME)	**148-01-0-120 00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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, **ANWAR TANTAWY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OMAR HASAN TANTAWI AND SULSABEEL J ALTANTAWI, HUSBAND AND WIFE,** 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 114 on the Plan of Haywood Acres, Section IV, as of record in Plat Book 2900, Page 93, Register's Office for said County, to which reference is made for a more complete description

Said Lot No 114 fronts 120 feet on the Westerly side of Margo Lane and runs back 321 5 feet on the Northerly and 306 4 feet on the Southerly line to a dead line in the rear on which it measures 150 9 feet

Being the same property conveyed to Anwar Tantawi, unmarried by Warranty Deed from Kevin E Stalnaker and wife, Venus Stalnaker of record in Instrument No 20060612-0069681 Register's Office for Davidson County, Tennessee, dated June 05, 2006 and recorded on June 12, 2006

The prior deed of record inadvertently referenced Anwar Tantawy as Anwar Tantawi For the purposes on this conveyance, Anwar Tantawi and Anwar Tantawy are one and same person

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 93, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **216 Margo Lane, Nashville, Tennessee 37211**

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

Karen Johnson Davidson County
Batch # 1297611 **DEEDWARR**
07/14/2025 03 45 15 PM 3 pgs
Fees $18 00 Taxes $1,106 30

20250714-0055419

Witness my/our hand(s) this the 8th DAY OF JULY, 2025

Anwar Tantawy

Anwar Tantawy

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANWAR TANTAWI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 8th of July, 2025

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Logan Bell, 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 7/8/25 (date of document)

Affiant Signature
Date 7/11/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 11th day of July, 2025

Notary's Signature
MY COMMISSION EXPIRES 5/16/29

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY