Karen Johnson Davidson County
Batch# 1310376 DEEDWARR
08/15/2025 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20250815-0065079

ADDRESS NEW OWNER AS:
Nermeen Fayez
4289 Sandstone Dr,
Antioch, TN 37013

SEND TAX BILLS TO:
Champions Funding LLC
365 E German Rd, #140
Gilbert, AZ 85297

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

Map/Group 164-10-0A
Parcel 257.00

THIS DEED OF CONVEYANCE, executed and delivered by **Ariana Counts**, as sole heir and administrator* hereinafter called the Grantor, to **Nermeen Fayez**, a married man, hereinafter called the Grantee;
WITNESSETH:

That for and in consideration of the sum of **$347,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, survivor, successors or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 112, on the Final Plat, Village Five, Summerfield Subdivision, of record in Instrument No. 20051103-0133115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

RESTRICTIONS: The above-described property is subject to those restrictions appearing of record in Book 11588, Page 484, Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071168, Instrument No. 20051103-0133359, Instrument No.20051103-0133360, Instrument No. 20060724-0089080, Instrument No. 20060724-0089079 and Instrument No. 20201221-0150859, Register's Office for Davidson County, Tennessee, also to By-Laws of Summerfield Homeowners' Association, Inc. of record in Book 11648, Page 662, and in Instrument No. 20010504-0046261, Charter of Summerfield Homeowners' Association, Inc. of record in Book 11648, Page 660, and in Instrument No. 20010326-0028531, all recorded at said Register's Office.

Being the same property conveyed to Andrew D. Murray and Betti J. Murray, husband and wife, from Susan L. Waller and David Waller, wife and husband, by Warranty Deed dated December 31, 2014, of record in Instrument No. 20150105-0000577, Register's Office for Davidson County, Tennessee. The said Betti J. Murray predeceased Andrew D. Murray, thereby vesting title solely in Andrew D. Murray as surviving tenant by the entireties. Andrew D. Murray died intestate a citizen and resident of Davidson County, Tennessee, on July 24, 2024.

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

The Grantor further covenants with the Grantee, survivor, successors or assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees, survivor, successors or assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that she 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 Grantor has hereunto set signature on the date indicated in the notary acknowledgement below.

Estate of Andrew D. and Betti J. Murray

By: _____
Ariana Counts, Administrator

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ariana Counts** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she is the properly appointed Administrator of the Estate of Andrew D. and Betti J. Murray, and that she executed the foregoing instrument as such Administrator on behalf of said estate for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 14 day of July, 2025.

My Commission Expires: 1/10/27 _____
NOTARY PUBLIC

Diane M Henderson
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 01/10/2027

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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 **$347,000.00** 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 15th day of July, 2025.

My Commission Expires: 7-2-29 _____
NOTARY PUBLIC/Register

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 July 14, 2025.

J. Carlton Drumwright

July 14, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 14, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY