Karen Johnson Davidson County
Batch# 1352924 DEEDWARR
12/02/2025 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20251202-0095572

Name and Address of New Owner:
Magdy Abdelmalak and Soher Mihany
320 Foxglove Drive
Nashville, TN 37211

Send Tax Bills To: **The Loan Store, Inc.**
14450 46th St N Ste 116
Clearwater, FL 33762
After Recording Return To and:
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 133-15-0-009

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, **Mariela Lara Luna and Jose A. Montoya, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Magdy Abdelmalak and Soher Mihany, Husband and Wife,** "the Grantee," 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 Lot No. 60 on the Plan of Highview Acres, as of record in Plat Book 2331, Page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Simon Espinoza and wife, Julieta Escobar, by Warranty Deed dated December 15, 2000 from Ella Mae Hussey, unmarried, recorded December 18, 2000 in Instrument No. 20001218-0124067 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mariela Lara Luna and Jose A. Montoya, by Quitclaim Deed from Simon Gomez Espinoza and wife, Julieta Escobar, dated _____, and of record as Instrument No. 202512020095571 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 30th day of October, 2025.

_____(SEAL)
Mariela Lara Luna

_____(SEAL)
Jose A. Montoya

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2025, before me personally appeared Mariela Lara Luna and Jose A Montoya, 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 30th day of October, 2025.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-9-2026

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 $355,000.00, 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 30th day of October, 2025.

_____
Notary Public
My commission expires: _____
File No. 2025-8452-RS

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

Certificate of Authenticity

I, Mandy Maynor, 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

October 30, 2025.

Date

Mandy Maynor

Affiant Signature

November 26, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of November, 2025.

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Notary Signature

My Commission Expires: _____