Davidson County DEEDWARR
Recvd: 09/13/16 14:35 4 pgs
Fees:23.00 Taxes:536.50
20160913-0096292

Commitment Number: 21312600

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
KIMBERLY A. THOMPSON, 1488 TIMBER VALLEY DRIVE, NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 108160A01900C0

GENERAL WARRANTY DEED

JOSEPH DANIAL WHO ACQUIRED TITLE AS, JOSEPH D. ABD EL MASIEH and **SHEREEN DANIAL WHO ACQUIRED TITLE AS SHEREEN REZK**, hereinafter grantors, for $145,000.00 (One Hundred Forty Five Thousand Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **KIMBERLY A. THOMPSON**, hereinafter grantee, whose tax mailing address is **1488 TIMBER VALLEY DRIVE, NASHVILLE, TN 37214**, the following real property:

The following described property: Being Lot No.19, on the plan of plan of Timber Ridge, as the same appears of record in Instrument No. 20040113-0005330, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same parcel conveyed to Joseph D. Abd El Masieh and Shereen Rezk from Eric D. Stewart and Katherine Seedlock, by virtue of a deed dated 1/10/2008, recorded 1/17/2008, as instrument no. 20080117-0005289 county of Davidson, state of Tennessee.
Assessor's Parcel No: 108160A01900C0
Property Address is: 1488 TIMBER VALLEY DRIVE, NASHVILLE, TN 37214

True Copy Certification

I, APRIL K. LUCAS, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

April K. Lucas
Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*April K Lucas

Notary's Signature

My Commission Expires: 4-27-2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Sept. 9, 2016:

Joseph Danial WHO Acquired Title As Joseph D. ABDELMASIEH

JOSEPH DANIAL WHO ACQUIRED TITLE AS, JOSEPH D. ABD EL MASIEH

Shereen Danial who Acquired Title As Shereen Rezk

SHEREEN DANIAL WHO ACQUIRED TITLE AS SHEREEN REZK

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept. 9, 2016 by **JOSEPH DANIAL WHO ACQUIRED TITLE AS, JOSEPH D. ABD EL MASIEH** and **SHEREEN DANIAL WHO ACQUIRED TITLE AS SHEREEN REZK** who are personally known to me or have produced License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
January 29, 2020

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 145,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 9 day of Sept., 2016.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

(Seal)

Kimberly A Thompson
Affiant

Kimberly A. Thompson
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name