Bill Garrett Davidson County
Batch# 57648 DEEDWARR
02/12/2018 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20180212-0013767

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of January, 2018, by and between Georg Solyman and Nabila Gergis, Husband and Wife, party of the first part, and Youseef Tosa, a married man and Reda Tawadrose, his wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING LOT 131 OF THE FINAL PLAT, SECTION SIX, RANSOM PARK, AS SHOWN BY PLAT AND SURVEY OF RECORD IN INSTRUMENT NO. 20041118-0138645, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

FOR INFORMATION PURPOSES ONLY: 2853 Evergreen Ridge Pt., Nashville, TN

~~Being all or part of the same property~~ conveyed to Being the same property conveyed to WGermeen Barsoum and Refaat Bishara by virtue of Warranty ~~Deed dated August 22, 2008 at Instrument No. 20080902-0089852 in the said Register's Office.~~

See Exhibit A for correct Derivation.

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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable, Subject to Restrictions of Record at Instrument Number 20000725-0073496, and 20011010-00110579; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Georg Solyman

Nabila Gergis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Georg Solyman and Nabila Gergis, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of January, 2018.

Notary Public

My Commission Expires: 12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Property Owner & Mailing Address: Youseef Tosa
2853 Evergreen Ridge Pt.
Nashville, TN 37217

Tax Parcel No 135100C15500CO

Property Address: 2853 Evergreen Ridge Pt.
Nashville, TN 37217

MAIL TAX BILLS TO: Quicken Loans, Inc.
1050 Woodward Ave
Detroit, MI 48226-1906

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $274,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

LeeAnn Maloney
AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of January, 2018.

Notary Public

My Commission Expires: 1-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Escrow File No.: **2017-1602**

## EXHIBIT "A"

**Being the same property conveyed to Georg S. Solyman and Nabila Girgis, husband and wife from American Eagle Construction, LLC by Warranty Deed on January 16, 2009, of record in Instrument Number 20090121-0005143, Register's Office for Davidson County, Tennessee.**

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021