Bill Garrett Davidso
Batch# 88292 DEEDWARR
05/04/2018 12:44:31 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20180504-0042855

WARRANTY DEED

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

B-ELAM-18-3005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Wael Hassan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-20-21
(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)
Wael Adel Aboelfotoh Hassan	Servicer – U.S. Bank	
(NAME) **3005 Baby Ruth Lane**	(NAME) 4801 Frederica St.,	**163-12-0-A-001.00CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Owensboro, KY 42304	
(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, **ROSLYN A. HUTSELL F/K/A ROSYLN A. RIDLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WAEL ADEL ABOELFOTOH HASSAN AND DALIA FAYSAL MAHMOUD ALI, 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 Unit Number 1, Parcel 1, on the First Revision of Baby Ruth Townhomes, a Horizontal Property Regime (Private Element), Lots 18, 19 & 20-Baby Ruth Lane Estates, Section 2, as shown by Plat of record in Instrument Number 20000830-0085634 and First Revision Plat recorded in Instrument No. 20020425-0051149, Register's Office of Davidson County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Roslyn A. Ridley, an unmarried person by Warranty Deed from York Construction, LLC, of record in Instrument No. 20001004-0098534, Register's Office for Davidson County, Tennessee, dated October 02, 2000 and recorded on October 04, 2000. The said Roslyn A. Ridley having since married is now known as Roslyn A. Hutsell. Her spouse, David C. Hutsell joins in the conveyance of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument No. 20000830-0085634 and revised in Instrument No. 20020425-0051149, Register's Office of Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Baby Ruth Townhomes with By-Laws appended thereto of record in Instrument No. 20000821-00082472, as amended in Instrument No 20000906-0088101, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20000821-0082471, Instrument No. 20000906-0088100 and Instrument No. 20010921-0102359, in the Register's Office for Davidson County, Tennessee.
- Deed Conveyance of Common Area to HOA of record in Instrument No. 20000906-0088102, in the 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: **3005 Baby Ruth Lane, Antioch, Tennessee 37013**.

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.

Witness my/our hand(s) this the 30th DAY OF APRIL, 2018.

Roslyn Ridley Hutsell

Roslyn Ridley Hutsell

David C. Hutsell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSLYN RIDLEY HUTSELL AND DAVID C. HUTSELL, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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