WHEN RECORDED RETURN
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2135

WARRANTY DEED

Bill Garrett Davidson County
Batch# 99764 DEEDWARR
06/04/2018 10:52:26 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20

20180604-0052889

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Samy Moens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 4-20-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thanaa Samwail Samy Moens	US Bank Home Mtg.	151090B07600CO
(NAME)	(NAME)	
5620 Dory Drive	7601 Penn Ave S, Ste A1	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richfield Mn 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Fernando Gerardo Rodriguez, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thanaa Samwail and Hany Makar, wife and husband, and Samy Moens, a single man, as Joint Tenants with Rights of Survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 74 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest, as shown by plat of record in Instrument #200501100003257, 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.

Being the same property conveyed to Fernando Gerardo Rodriguez, unmarried by deed from Dani M. Summerfield, dated 10-21-14 of record in Instrument #201410240098241, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 5620 Dory Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 31st day of May, 2018.

Fernando Gerardo Rodriguez

State of Tennessee
County of Davidson

Personally appeared before me Fernando Gerardo Rodriguez, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2018.

Notary Public Judy Reed
My Commission Expires: 11-20-21

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 1178