WARRANTY DEED

Bill Garrett Davidson County
Batch# 112396 DEEDWARR
07/03/2018 01:55:20 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20180703-0064589

File No.: HK-18-1801-1807-NEMR

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/2020
(AFFIX SEAL)

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MINA SADEK, MEDHAT MOSAD, and MENA NEMR	New Owner	08115014100 08115014000
(NAME)	(NAME)	
2218 PARK VIEW DRIVE		
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **NAJAH AL-IKABY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MINA SADEK AND MEDHAT MOSAD AND MENA NEMR**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Tract No. 1
Land in Davidson County, Tennessee, being Lot No. 50 on three Plan of J.M., T.J. and G.W. Harding's Addition, as of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 50 feet on the Southerly side of Underwood, formerly Passaic Street and extends back between parallel lines 150 feet to an alley.

Tract No. 2
Being lots Nos. 51 and 52 on the plan of three Plan of J.M., T.J., and G.W. Harding's Addition to North Nashville, as of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 50 feet on the Southerly side of Underwood, formerly Passaic Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed by Warranty Deed from Ameen A. Hussain to Najah Alikaby as recorded on the 28th day of December, 2006 in Instrument No. 20061228-0159724; Deed of Correction from Ameen A. Hussain to Najah Al-Ikaby as recorded on the 8th day of November, 2007 in Instrument No. 20071108-0132138 and Affidavit of Inheritance of Real Estate in Instrument No. 20140509-0040007, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1801 AND 1807 UNDERWOOD STREET, NASHVILLE, TN 37208
(House Number) (Street) (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 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 28th day of June, 2018.

NAJAH AL-IKABY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NAJAH AL-IKABY, 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 28th day of June, 2018.

Notary Public
My Commission Expires: 5/5/2020

HANNAH A KOLB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171