PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

Bill Garrett Davidson County
Batch# 134162 DEEDWARR
08/28/2018 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20180828-0085218

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Jennifer Benton n/k/a Jennifer Beltran and Louis Beltran, husband and wife, have this day bargained and sold and does hereby transfer and convey unto Mammdoh Salama and Marsa Lobus husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Ransom Park, Section 6, of record in Instrument No. 20041118-0138645, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer Benton, unmarried and Luis Beltran, unmarried, as joint tenants with right of survivorship, by Warranty Deed from General Constructions Company, Inc. dated 04/21/06 of record in Instrument No. 20060509-0054467, Register's Office for Davidson County, Tennessee. The said Jennifer Benton and Luis Beltran having since married and Jennifer Benton is now known as Jennifer Beltran.

This is improved property known as 2877 Evergreen Ridge Point, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Mammdoh Salama and Marsa Lobus husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 27th day of August, 2018.

J. Benton n/k/a J. B.

Jennifer Benton n/k/a Jennifer Beltran

Louis Beltran

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Jennifer Benton n/k/a Jennifer Beltran and Louis Beltran with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 27th day of August, 2018.

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Kelsey Pitman
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/22/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $278,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of August, 2018.

NOTARY PUBLIC

My Commission Expires:
3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

Map & Parcel No.: 135-10-0C-161.00

Name and address of new owner:
Send tax bills to:
Mammdoh Salama and Marsa Lobus
Fifth Third Bank
5001 Kingsley DR.
MD. 1MOB2X
Cincinnati, OH 45227

COMPASS
LAND TITLE

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY