Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
M18-0353

Karen Y Johnson Davidson County
Batch# 146499 DEEDWARR
09/28/2018 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $862.10
20180928-0096498

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS the 21st day of September, 2018

Notary Public

Commission Expires: 11/5/2019

COUNTY OF SUMNER
STATE OF TENNESSEE NOTARY PUBLIC
CONNIE TAYLOR

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nageh Missak 4816 Hickory Way Nashville, TN 37013	New owner	176-05-0-114.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

A'Della Itsede, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nageh Missak, married man

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 79 on the plan of Hickory Woods, Section B, of record in Plat Book 6900, Page 512, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to A'Della Itsede, an unmarried woman, by Quitclaim Deed from A'Della Itsede f/k/a A'Della Porter, an unmarried woman, dated 12/9/17 and recorded 12/27/17 in Instrument No. 20171227-0131042; and being the same property previously conveyed to A'Della Porter, unmarried, by Warranty Deed from Mon-Kisha Porter-Fitchpatric and Bret Fitchpatric, as husband and wife, dated 7/14/11 and recorded 7/15/11 in Instrument No. 20110715-0054212, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4816 Hickory Way, Nashville, TN 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 GRANTEES, his/her/their heirs and assigns forever; and I so covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of September, 2018.

A'Della Itsede

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **A'Della Itsede** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this the 21st day of September, 2018.

Notary Public
My Commission Expires: 3/23/21

(Notary Seal)



True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212