This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2809

Record and Return to:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P: (901) 260-4055
File No: 18110706
TG 7195461
Tribeca No. 302923

Karen Y Johnson Davidson County
Batch# 149533 DEEDWARR
10/05/2018 01:12:36 PM 2 pgs
Fees: $13.00 Taxes: $769.60
20181005-0099195

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $208,000.00

Affiant

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Subscribed and sworn to before me, this the 28th day of September, 2018

Notary Public
My Commission Expires: Sept. 7, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Property Owner 7, LLC P.O. Box 4090 Scottsdale, AZ 85261	New Owner	149-07-0C-015.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Jamal Mhanna and Zainat Alaqqad, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Property Owner 7, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee(s), his/her/their 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 all of Lot No. 15 on the Final Plat, Highlands of Chelsea Village, Section One, as shown by plat appearing of record in Instrument No. 20040616-0071117 and in Instrument No. 20040309-0026802, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jamal Mhanna and Zainat Alaqqad, husband and wife, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated February 24, 2005, recorded March 3, 2005, of record in Instrument No. 20050303-0023386, Register's Office for Davidson County, Tennessee.

Zainat Alaqqad covenants she is one in the same as Zainat Allqqad and Alaqqad Zainat.

This is improved property located at: **845 Dover Glen Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of September, 2018.

GRANTOR:

Jamal Mhanna

Zainat Alaqqad

Zainat Alaqqad

Zainat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jamal Mhanna and Zainat Alaqqad, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of September, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21