This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 154137 DEEDWARR
10/25/2018 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20181025-0105976

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 227,000.00

Affiant Signature

Subscribed and sworn to before me on this the 24th day of October, 2018

Notary Public

My Commission expires 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Masarat Megally
Telawi Younan
796 Harvest Grove Dr.
Antioch, TN 37013
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 164070A22400CO

WARRANTY DEED

18NT00600

Effective the 24th day of October, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BROOKE ROGERS AND JACOB ROGERS, WIFE AND HUSBAND

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto:

MASARAT MEGALLY AND TELAWI YOUNAN, WIFE AND HUSBAND

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being all of Lot No. 194, Section Three Harvest Grove, according to plat and survey appearing of record in Instrument Number 20160429-0042362, of record in Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brooke Rogers and Jacob Rogers, wife and husband, by Warranty Deed from Ole South Properties, inc., a Tennessee Corporation, dated 02/27/2017 and recorded as Document No. 201703030021453-0021453, Register's Office for Davidson County, TN.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by Warranty Deed from Ole South/Craighead Joint Venture, dated 10/03/2016 and recorded 10/17/2016 as Document No. 20161017-0109561, Register's Office for Davidson County, TN.

Being the same property conveyed to Ole South/Craighead Joint Venture, by Special Warranty Deed from Avenue Bank, dated 03/24/2015 and recorded 03/30/2015 as Document No. 20150330-0026913, Register's Office for Davidson County, TN.

This is an improved property commonly known as 796 Harvest Grove Dr. Antioch, 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, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 24th day of October, 2018

Brooke Rogers

Brooke Rogers

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Brooke Rogers, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 24th day of October, 2018.

Notary Public

My commission expires: 7/9/22

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

Jacob Rogers

Jacob Rogers

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jacob Rogers, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 24th day of October, 2018.

Notary Public

My commission expires: 7/9/22

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

201810250105976

Certificate of Authenticity

I, Edward A. Cooper, 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, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY