Karen Y Johnson Davidson County
Batch# 164338 DEEDWARR
11/21/2018 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20181121-0114537

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/25/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Nabil W. Faragalla and Mona A. Khaleel	SEND TAX BILLS TO: Nabil W. Faragalla and Mona A. Khaleel	MAP-PARCEL NUMBERS
(NAME) 1824 Olive Cir. Nashville	(NAME) 1824 Olive Cir. Nashville	135100C05000CO
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Latif Abdelsayed and Afaf Hanna, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nabil W. Faragalla and Mona A. Khaleel, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 45 on the Plan of Ransom Park, Section Three of record in Instrument No. 20030718-0101335, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 1824 Olive Circle, Nashville, TN 37217

Being the same property conveyed to Latif Abdelsayed and Afaf Hanna by virtue of that certain Warranty Deed dated December 31, 2013, and being of record at Instrument No. 20140106-0001110 in the amount of $143,000.00 in the Register's Office of Davidson County, Tennessee.

Sellers warrant that this property was not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1824 Olive Cir. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (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 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. 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 hand this 16th day of November, 2018.

Latif Abdelsayed

AFAF HANNA

Afaf Hanna

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Latif Abdelsayed and Afaf Hanna**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of November, 2018.

Notary Public

JENIKKIA [illegible]
STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 09/25/2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-26-2019