Karen Johnson Davidson County
Batch# 198984 DEEDWARR
02/26/2019 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20190226-0017185

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of February, 2019.

Notary Public

My commission expires: 11/5/2019 11/8/21

(AFFIX SEAL)

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Adel Samy **Ustina A Boutros**	New Owner	**Map 164-13-0 Parcel 147.00**
6009 Monroe Crossing		
Antioch, TN 37013		

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

Agron Kolshi and Emine Kolshi, husband and wife, and Rezart Kolshi, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adel Samy and Ustina A Boutros, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 137 on the Plan of Asheford Crossing, Section Three, of record in Plat Book 9700, Page 545, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Agron Kolshi and Emine Kolshi, by Deed dated December 10, 2004 from Habib Hanna and wife, Abir Abdel Malak, of record in Instrument No. 20041215-0149462, Register's Office for Davidson County, Tennessee. The said Agron Kolshi and Emine Kolshi having quitclaimed a one-half (50%) undivided interest to Rezant Kolshi (spelled incorrectly), by Quitclaim Deed dated November 3, 2017, of record in Instrument No. 20171103-0113280, said Register's Office. The said Rezant Kolshi is also known as Rezart Kolshi.

Mejreme Kolshi, spouse of the above named Rezart Kolshi, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 9700, Page 545, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of record in Book 9651, Page 900, amended in Book 9980, Page 482, Second Amendment in Book 10301, Page 180, Third Supplement in Book 10353, Page 575, Third Amendment in Book 10640, Page 941, and Second Supplement in Book 10717, Page 97, Register's Office for Davidson County, Tennessee. (3) By-Laws of record in Book 9651, Page 925, Register's Office for Davidson County, Tennessee. (4) Power Line Easement of record in Book 1224, Page 257, said Register's Office. (5) Declaration of Restrictive Covenants, Dedication of Easements and Sewer Reimbursement Agreement of record in Book 9336, Page 238, said Register's Office. (6) Charter of Asheford Crossing Homeowners' Association, Inc. of record in Book 9651, Page 895, Register's Office for Davidson County, Tennessee. (7) Facts which would be disclosed by a comprehensive survey of the premises herein described. (8) Rights and claims of parties in possession. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **6009 Monroe Crossing, 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 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/our hand(s) this **12th** day of **February, 2019.**

Agron Kolshi

Rezart Kolshi

Emine Kolshi

Mejreme Kolshi

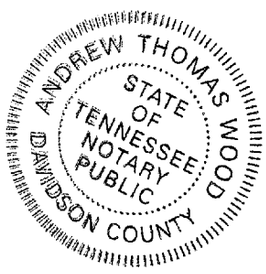
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Agron Kolshi, Emine Kolshi, Rezart Kolshi, and Mejreme Kolshi** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **February, 2019.**

Notary Public

My Commission Expires: 11/8/21



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