WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nawas Hussein	Nawas Hussein	10615003700
(NAME)	(NAME)	
916 Deervale Drive	4701 Timberhill Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mirium L. Stovall, Trustee of The Stovall Family Living Trust dated October 31, 2017**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nawas Hussein**, hereinafter called the GRANTEE(S), his/her/their 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. 36 on the Plan of Hill-N-Dale Acres (erroneously typed as Ares on previous deed), of record in Book 2900, Pages 33 and 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 36 fronts 150 feet on the northeasterly side of Deervale Drive and extends back 276 feet on the northwesterly line and 369.8 feet on the southeasterly line to a dead line, which is a broken line, measuring 179 feet thereon.

Being the same property conveyed to Mahlon W. Stovall and Miriam L. Stovall, Trustees of the Stovall Family Living Trust, dated October 31, 2017 by Quitclaim Deed from Mahlon W. Stovall and wife, Miriam L. Stovall, dated 10/31/2017, recorded 11/07/2017, of record in Instrument No. 20171107-0114291; and also being the same property conveyed to Mahlon W. and wife, Miriam L. Stovall by Warranty Deed from Hayden Christopher and wife, Helen M. Christopher, dated 05/12/1964, recorded 05/15/1964, of record in Book 3763, Page 233, in the Register's Office for Davidson County, Tennessee., in the Register's Office for Davidson County, Tennessee.

The said Mahlon W. Stovall having since died November 28, 2018, and as per the terms of said Trust, authorizes Miriam L. Stovall to convey property as Trustee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 2900, Pages 33 and 34, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 2959, Page 213, in the Register's Office for Davidson County, Tennessee; Easement contained in Quitclaim Deed of record in Instrument No. 20171107-0114291, in the Register's Office for Davidson County, Tennessee; Amending the

Karen Johnson Davidson County
Batch# 198985 DEEDWARR
02/26/2019 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $911.68
20190226-0017188

Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville and Davidson County, Tennessee, by Closing, Vacating and Abandoning of record in Instrument No. 20010515-0050149, in the Register's Office for Davidson County, Tennessee; Supplement to Recorded Plan Hill-N-Dale Acres of record in Book 3375, Page 371, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 916 Deervale Drive, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 13th day of February, 2019.

Stovall Family Living Trust dated October 31, 2017

Miriam L Stovall

Miriam L. Sovall, Trustee

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Miriam L. Stovall, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of The Stovall Family Living Trust dated October 31, 2017, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 12 day of February, 2019.

Melinda M. Letterman

Notary Public: MY COMMISSION EXPIRES MARCH 30, 2020

My Commission Expires: _____

MELINDA M. LETTERMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201902260017188

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