Name and Address of New Owner:
Sherif Roufail
373 Lady of the Lake Lane
Franklin, TN 37067

Send Tax Bills To:
Same

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 096-13-0-170

Karen Johnson Davidson County
Batch# 209766 DEEDWARR
03/25/2019 03:09:30 PM 4 pgs
Fees: $23.00 Taxes: $222.00
20190325-0026903

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tennessee MedCare Transportation, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sherif Roufail,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot NO. 2 on the Plan of Griggs Bros. Subdivision of record in Book 4300, page 159, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin on the margin of Allen Road, said iron pin being the northwest corner of Lot No. 1 on Griggs Bros. Subdivision, thence running South 7 degrees 32 minutes West a distance of 200.3 feet to an iron pin; thence North 79 degrees 31 minutes West a distance of 31.5 feet to an iron pin; thence North 79 degrees 31 minutes West a distance of 31.5 feet to an iron pin; thence North 4 degrees 34 minutes East a distance of 201 feet to an iron pin lying on the southerly margin of Allen Road, South 79 degrees 31 minutes East a distance of 42.2 feet to the point of beginning.

Being the same property conveyed to Tennessee Medcare Transportation, LLC, a Tennessee limited liability company by Warranty Deed from Walter H. Johansson and wife, Ann J. Johansson, dated 09/27/2018 and filed for record on 12/07/2018 in Instrument Number 20181207-0119390, Register's Office for Davidson County, Tennessee.

This is improved property also known as 941 Allen Road, Nashville, Tennessee, 37214. Map and Parcel No. 09613017000.

This property is subject to all matters as shown on the plan of record in Plat Book 4300, Page 159, Register's Office for Davidson County, Tennessee; 2019 Davidson County Property taxes; any and all existing easements and restrictions as shown of record .

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of March, 2019.

Tennessee MedCare Transportation,LLC, a Limited Liability Company

By: _____(SEAL)
Guirguis Kamal Youssef Awad, Authorized Member

By: _____(SEAL)
Mahmoud Jboor, Authorized Member

_____(SEAL)
Mohammed Jibreen Jboor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 20th day of March, 2019, before me personally appeared Guirguis Kamal Youssef Awad and Mahmoud Jboor, and Mohammed Jibreen Jboor, to me personally known (or proved to me on the basis of satisfactory evidence), who being by me duly sworn (or affirmed) did say that they are the Authorized Members of Tennessee MedCare Transportation, LLC, a Tennessee Limited Liability Company, and that they being the within named bargainor, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as authorized members.

Witness my hand, at office, this 20th day of March, 2019.

_____
Notary Signature
My commission expires: 5-3-2022

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrew Mitchell
(Affiant)

Sworn to and subscribed before me this
20th day of March, 2019.

Julie Coone
Notary Public
My commission expires: 3-3-2021
File No. 2019-84

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

