Karen Johnson Davidson County
Batch# 210609 DEEDWARR
03/28/2019 08:40:53 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20190328-0027864

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3894

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Jennifer A. Hoffman
Affiant

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

Subscribed and sworn to before me, this the 21st day of March, 2019

Notary Public
My Commission Expires: 12/28/19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alemayehu Tefera and Emyou Kebede 300 Hampstead North Antioch, TN 37013	US Bank N.A. P.O. Box 20005 Owensboro, KY 42304-0005	149-01-0B-021.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Semon Sobhy and Ibrahim Hanna and Sam Samir**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alemayehu Tefera and Emyou Kebede, husband and wife**, hereinafter called the Grantee(s), his/her/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. 316 on the Plan of Phase III, Piccadilly Square of record in Plat Book 6250, Page (s) 892 through 894, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Semon Sobhy, Sam Samir and Ibrahim Hanna by Warranty Deed deed from Ricardo Galan, an unmarried man, recorded February 22, 2018, in Instrument No. 20180222-0016932 , Register's Office for Davidson County, Tennessee.

Semon Sobhy executed this instrument on behalf of Sam Samir, pursuant to a Power of Attorney of record in Instrument No. 20190328-0027863 , Register's Office for Davidson County, Tennessee

This is ☒ improved or ☐ unimproved property located at: **300 Hampstead North, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2019.

GRANTOR:

Semon Sobhy

Ibrahim Hanna

Sam Samir By Semon Sobhy, Attorney in Fact

Sam Samir by Semon Sobhy Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Semon Sobhy, Ibrahim Hanna, ~~and Sam Samir by Semon Sobhy Attorney in Fact~~, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of March, 2019.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally ~~appeared~~ appeared before me, the undersigned, a notary public in and for said county and state, the within named Semon Sobhy, with whom I am personally acquainted (or proved to me on the basis ~~of~~ of satisfactory evidence), and who, upon oath, ~~s~~acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Sam Samir and that he is ~~such~~ authorized by Sam Samir to execute this instrument on his behalf.

Witness my hand and ~~seal~~ seal at Nashville, TN, this 21st day of March, 2019.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: NOV 0 8 2021