Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 210652 DEEDWARR
03/28/2019 09:16:56 AM 2 pgs
Fees: $13.00 Taxes: $333.37

20190328-0027934

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,100.00

Affiant

Subscribed and sworn to before me this 26 day of March, 2019.

Notary Public
My commission expires: 10-3-2020

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Melad Hana and Reham Shafik 131 Circuit Rd. Franklin, TN 37064	NEW OWNER	162-10-0-216

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($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 **Derrick Sandoval and Michelle Sandoval, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Melad Hana and Reham Shafik, Husband and Wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1B, as shown on the map entitled Bell Heights, of record in Plat Book 5050, page 59 and amended in Plat Book 6250, page 578, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to DERRICK SANDOVAL AND MICHELLE SANDOVAL, by deed from MICHELE JOHNSON, of record in Instrument No. 20171115-0117485, dated October 27, 2017, said Register's Office.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Bell Heights of record in Plat Book 6250 Page 578 Register's Office for Davidson County, Tennessee.

This property is improved property known as 400 Brook View Estates Dr. B, Antioch, TN 37013 (Also known as 1541 Bell Road B, Nashville, TN 37217)

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 25th day of March, 2019.

Derrick Sandoval by Amy Cross Nance His Attorney in Fact

Michelle Sandoval by Amy Cross Nance Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of March, 2019 before me personally appeared Amy Cross Nance to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Derrick Sandoval and Michelle Sandoval acknowledged that such person executed the same as the free act and deed of Derrick Sandoval and Michelle Sandoval.

Notary Public

My Commission expires 1-21-20

Dana Thomas
State of Tennessee Notary Public
Maury County