THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319687**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $247,000.00. Affiant Subscribed and sworn to before me, this 24th day of April, 2019. Notary Public My Commission Expires: 11/8/22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 222878 DEEDWARR
04/29/2019 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $913.90
20190429-0038794

WARRANTY DEED

Address New Owner: Bassem Mousa and Jaklen Mousa 5020 Preserve Blvd Antioch TN 37013	Send Tax Bills To: New Owner Bassem & Jaklen Mousa 2973 Baby Ruth Ln. Antioch, TN 37013	Tax Information: Tax Parcel ID No. 175-06-0A-097.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Koto and Nana Agyekum, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bassem Mousa and Jaklen Mousa, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot No. 151, on the plan of Final Plat, Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument No. 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Charles Koto and Nana Agyekum, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20131009-0106012 Register's Office for Davidson County, Tennessee, dated October 02, 2013 and recorded on October 09, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060824-0104545, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060824-0104548, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087, in the Register's Office for Davidson County, Tennessee.

Easement to Colonial Pipeline of record in Book 4542, Page 131, Book 3616, Page 453, Book 3570, Page 13, Book 3571, Page 599, in the Register's Office for Davidson County, Tennessee.

Easement to First Suburban Water District of record in Book 4453, Page 154, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easements of record in Book 4425, Page 582, Book 2346, Page 378, Book 11335, Page 609 and Instrument No. 20021017-0127752, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20041103-0132562, in the Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20060824-0104548, in the Register's Office for Davidson County, Tennessee.

Easement to TDS Telecom of record in Instrument Number 20061013-0127208, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5020 Preserve Blvd Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24th day of April, 2019.

Charles Koto

Nana Agyekum

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Koto and Nana Agyekum, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2019.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019