Karen Johnson Davidson County
Batch# 226546 DEEDWARR
05/06/2019 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20190506-0042375

Name and Address of New Owner:
Property Owner 9, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Send Tax Bills To:
New Owner
Property Owner 9, LLC
PO Box 4090
Scottsdale, AZ 85261

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 164-07-0A-125.00-CO

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, **Ibrahem Nasr and Wafaa Elseady, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Property Owner 9, LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section Two, Harvest Grove (formerly Tillman Property) of record in Plat at Instrument No. 20140529-0046065, 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 Ibrahem Nasr and Wafaa Elseady, husband and wife by Warranty deed from BMCH Tennessee LLC, a Delaware Limited Liability Company of record in Instrument No. 20150930-0099535 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on September 30, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) 2019 taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Instrument No. 20140529-0046065; Covenants, Conditions and Restrictions of record in Instrument No. 20060628-0077382; Charter to HOA of record in Instrument No. 20060519-0059378; Stormwater Detention Agreement of record in Instrument No. 20060728-0090037 and 20040707-0080492; Easement of record in Instrument No. 20070220-0020794; Right of Way of record in Instrument No. 20060830-0107233, Register's Office for Davidson County, Tennessee.

Improved property known as: 1921 Brookshine Port, Antioch, TN 37013

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 6th day of May, 2019.

Ibrahem Nasr (SEAL)
Ibrahem Nasr

Wafaa Elseady (SEAL)
Wafaa Elseady

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2019, before me personally appeared Ibrahem Nasr and Wafaa Elseady, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 6th day of May, 2019.

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/16/2019

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Davidson)

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 **$255,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of May, 2019.

STATE OF TENNESSEE NOTARY PUBLIC CHERYL A DILLON WILLIAMSON COUNTY

Notary Public
My commission expires: 12-13-22
File No. 19-239

201905060042375

True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY