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

File Number: 1-19-4099

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 230730 DEEDWARR
05/16/2019 10:20:39 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20190516-0046234

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Rita Morgan
Affiant

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 14th day of May, 2019

Kim Murray
Notary Public
My Commission Expires: 3/28/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Renas Qasim Gawda Zhyan Jasim Yahya 2223 Foster Avenue Nashville, TN 37210	New Owner	119-01-0-237.00

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, We, **Mid-state Lenders, Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Renas Qasim Gawda, spouse of Zhyan Jasim Yahya, and Zhyan Jasim Yahya, spouse of Renas Qasim Gawda**, 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, to wit:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Overhill City and W.H. Fox Subdivision of Block 14 and other Blocks in Cumberland Nurseries of record in Plat Book 332, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description but expressly excluded therefore is the following: Part of Lot No. 170 acquired by the state of Tennessee for Highway purposes.

Being the same property conveyed to Richard Wallace, Trustee of Woodlawn Trust by Warranty deed from Edythe M. Townsend and Santwon T. Townsend of record in Instrument No. 20050805-0092661 Register's Office for Davidson County, Tennessee, dated July 28, 2005 and recorded on August 05, 2005.

Being the same property conveyed to Frank Beasley by Trustee's deed from Curtis M. Lincoln - Trustee of record in Instrument No. 20061107-0138631 Register's Office for Davidson County, Tennessee, dated October 31, 2006 and recorded on November 07, 2006.

Being the same property conveyed to Mid-State Lenders, Inc., a Tennessee corporation by Deed in Lieu of Foreclosure deed from Frank L. Beasley and wife, Gwendolyn Beasley of record in Instrument No. 20160226-0018504 Register's Office for Davidson County, Tennessee, dated February 18, 2016 and recorded on February 26, 2016.

This is ☐ improved or ☒ unimproved property located at: **2223 Foster Avenue, Nashville, TN 37210.**

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 14th day of May, 2019.

GRANTOR:

Mid-state Lenders, Inc., a Tennessee Corporation

By: _____
Irvin D. Lewis, III, President

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Irvin D. Lewis III, 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 is the President of Mid-state Lenders, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of May, 2019.

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/8/2021