Name and Address of New Owner:
Mina Nasim and Hanaa Salib
4033 Alicia Lane
Antioch, TN 37013

Send Tax Bills To:
SAME

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 231711 DEEDWARR
05/17/2019 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20190517-0046950

Map & Parcel No: 150-06-0A-058.00-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, **Triple S & A, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mina Nasim and Hanaa Salib, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot No. 58 on the Plan of the Parks at Priest Lake Subdivision, Phase Two of record in Instrument Number 20100924-0076273, as corrected in Instrument Number 20101109-0089918, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Triple S & A, LLC, a Tennessee Limited Liability Company by Warranty Deed from Commercial Bank & Trust Company, Trustee of the Gilberto Kelly Lopez Irrevocable Trust June 12, 2009, by Miranda Moon, Trustee dated May 1, 2018 and recorded May 8, 2018 in Instrument No. 20180508-0043756, in the Register's Office of Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

All matters as shown on the plan of record in Instrument Number 20100924-0076273, and Instrument Number 20101109-0089918; Restrictive Covenants in Book 9057, Page 827, Easements of record in Book 8300, page 903, Book 6186, Page 235, Book 7170, Page 778, Book 7416, Page 249, Book 7416, Page 311, Book 8127, 949, and Book 8127, Page 923, Book 8493, Page 704 and Right of Way Easement of record in Book 2242, Page 251; Taxes and assessments for the year 2019 and subsequent years.

IMPROVED PROPERTY KNOWN AS: 4033 ALICIA LANE, ANTIOCH, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 10th day of May, 2019.

Triple S & A, LLC, a Tennessee Limited Liability Company

By: Atef Awad
Atef Awad, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Julie Coone of the state and county mentioned, personally appeared Atef Awad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Triple S & A, LLC, the within named bargainor, a Limited Liability Company, and that such Atef Awad as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, TN, this 10th day of May, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Julie Coone
Notary Signature

Printed Name: Julie Coone

My commission expires: 5-3-2021

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 $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Atef Awad
(Affiant)

Sworn to and subscribed before me this
10th day of May, 2019.

Julie Coone
Notary Public
My commission expires: 5-3-2021
File No. 2019-161

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

201905170046950

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212