Karen Johnson Davidson County
Batch# 235968 DEEDWARR
05/29/2019 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $898.73
20190529-0050707

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1493

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$242,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2019

Notary Public

MY COMMISSION EXPIRES: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
MINA GERGES and **ANGEL ABDELMALAK** **3547 Anderson Road** **Nashville, TN 37217**	United Wholesale Mtg. 585 S. Blvd. E Pontiac, MI 48341	**136-15-0E-001.00 CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **REGENT LAND, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MINA GERGES, A Married Man and ANGEL ABDELMALAK, A Married Woman, as Joint Tenants**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 1 of Lakeside Townhomes, as established by the Declaration of Covenants, Conditions and Restrictions establishing Lakeside Townhomes as a Planned Unit Development, of record in Instrument No. 20180621-0060018, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Lakeside Townhomes as shown on Exhibit 2A to the said Declaration of record in Instrument No. 20180621-0060018, said Register's Office for a more complete identification and description of said Unit.

BEING PART of the same property conveyed to Regent Land, LLC by Deed in Lieu of Foreclosure from R. J. York Homes, LLC, of record in Instrument No. 20121009-0092481, Register's Office for Davidson County, Tennessee.

This is improved property known as 3547 Anderson Road, 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of aid 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 28 day of May, 2019.

REGENT LAND, LLC, a Tennessee limited liability company

By: _____
DAVID TAYLOR, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared DAVID TAYLOR, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of REGENT LAND, LLC, a Tennessee limited liability company, a corporation, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, on this 28th day of May, 2019.

_____
Notary Public

My Commission Expires: 12/22/2021

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY