Name and Address of New Owner:
Mina B. Beniamin
401 Skygap Court
Antioch, TN 37013

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 237346 DEEDWARR
05/31/2019 12:39:30 PM 4 pgs
Fees: $23.00 Taxes: $906.50
20190531-0051947

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

Map & Parcel No: 164-07-0A-003.00-C

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, **Nassef M. Makar and Nagwa M. Makar, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mina B. Beniamin, a single man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, Being Lot No. 3, on the plan of Final Plat of Harvest Grove, Section One, (Formerly Tillman) as the same appears of record in Instrument No. 20060726-0090037, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Nassef M. Makar and Magwa M. Makar, husband and wife, by warranty deed from Greenvale Construction, LLC, dated June 25, 2009 of Instrument No. 20090706-0062446, Register's Office for Davidson County, Tennessee.

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

Taxes and assessments for the year 2019 and subsequent years, All matters as shown on the Plan of record in Instrument No. 20060726-0090037; Restrictive Covenants of record in Instrument Number 200606280077382 and Easement of record at 200702200020794, Register's Office for Davidson County, Tennessee.

IMPROVED PROPERTY KNOWN AS: 401 SKYGAP COURT, 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 30th day of May, 2019.

NASSEF MAKAR (SEAL)
Nassef M. Makar

Nagwa M Makar (SEAL)
Nagwa M. Makar

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30th day of May, 2019, before me personally appeared Nassef M. Makar and Nagwa M. Makar, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of May, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Julie Coone
Notary Signature
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 $245,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mina B Beniamin.
(Affiant)

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this
30th day of May, 2019.

Julie Coone
Notary Public
My commission expires: 5-3-2021
File No. 2019-162

Nassef Makar

Nagwa M. Makar

In order to induce Stewart Title Guaranty Company to remove exceptions from the Lender's Title Insurance Policy only, the undersigned (Borrower(s) of subject property) on oath depose and say(s) that I/we have read the contents of the above, have reviewed the property, and know of no facts which would contradict the contents of said Affidavit.

Mina B. Beniamin.

Mina B. Beniamin
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 30th day of May, 2019.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 5-3-2021

201905310051947

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

