WARRANTY DEED

STATE OF Ohio
COUNTY OF Franklin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: July 27, 2024
(AFFIX SEAL)

Arelis M. Adames
Notary Public, State of Ohio
My Commission Expires July 27, 2024

Karen Johnson Davidson County
Batch# 248625 **DEEDWARR**
06/26/2019 09:37:16 AM 3 pgs
Fees: $18.00 Taxes: $939.80

20190626-0061806

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-050761

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ahmed Attalla	US Bank	
(NAME)	(NAME)	
812 Pin Oaks Drive	2601 Penn Ave. A1	164-01-0A-021.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richfield, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-TWO THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($262,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DEYA BAKOYEMA, UMMARRIED, AND YVES SIAKAM, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AHMED ATTALLA, HEREINAFTER CALLED THE GRANTEES, 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. 10 on the Plan of Final Plat Phase Two, Marhaden Pointe, A Residential PUD Subdivision of record in Plat at Instrument No. 20170324-0028913, 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 a portion of the same property conveyed to Aamon Shreibman and wife, Ruth Shreibman by Warranty Deed from Kenneth W. Meroney, unmarried of record in Instrument No. 20150320-0024202 and Deed of Correction recorded on September 01, 2015, recorded in Instrument No. 20150901-0088763 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 20, 2015. (Value or consideration as shown in aforementioned deed $250,000.00.)

Being the same property conveyed to Deya Bakoyema and Yves Siakam, wife and husband by Warranty deed from Lake Forest Homes, Inc., Tennessee Corporation of record in Instrument No.

20171122-0119834 Register's Office for Davidson County, Tennessee, dated November 15, 2017 and recorded on November 22, 2017.

Property was erroneously conveyed to grantors as wife and husband, when in fact they have never been married to each other.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 812 Pin Oaks Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hand(s) this the 24th day of June, 2019

Deya Bakoyema

Yves Siakam

STATE OF Ohio
COUNTY OF Franklin

On this the 21st day of June, 2019, before me personally appeared Yves Siakam, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of June, 2019.

Notary Public

My Commission Expires: July 27, 2024

NOTARIAL SEAL
STATE OF OHIO

Arelis M. Adames
Notary Public, State of Ohio
My Commission Expires July 27, 2024

STATE OF Tennessee
COUNTY OF Davidson

On this the 24 day of June, 2019, before me personally appeared Deya Bakoyema, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24 day of June, 2019.

_____
Notary Public

My Commission Expires: 7/9/22

(SEAL)

