Karen Johnson Davidson County Batch# 251052 DEEDWARR 07/01/2019 01:59:30 PM 3 pgs Fees: $18.00 Taxes: $1,239.50 20190701-0063804	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$335,000.00.** Affiant Subscribed and sworn to before me, this the 27th day of June, 2019. Notary Public My commission expires: 5/23/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

MELISSA CHISUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mulubrhan Mogos	Broker Solutions, Inc. dba New American Funding	**181-10-0A-326.00 CO**
7544 Oakledge Dr	14511 Myford Road, Suite 100	
Brentwood, TN 37027	Tustin, CA 92780	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Osama Dous and Demiana M. Abdelmasih, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mulubrhan Mogos and Asmait Rezene, husband and wife

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(s) 1053, as shown on the map entitled the Plan of Autumn Oaks Subdivision, Phase 10B, of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to OSAMA DOUS AND DEMIANA M. ABDELMASIH, HUSBAND AND WIFE, by deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record in Instrument No. 20140925-0088473, dated September 24, 2014, said Register's Office.

Demiana M. Abdelmasih a/k/a Demiana Abdelmasih are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **7544 Oakledge Dr, Brentwood, TN 37027**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 27th day of June, 2019.

OSAMA DOUS BY MALAK KERIAKOS ATTORNEY IN FACT
Osama Dous by Malak Farouk Keriakos his Attorney-in-Fact

DEMIANA M ABDELMASIH BY MALAK KERIAKOS ATTORNEY IN FACT
Demiana M. Abdelmasih by Malak Farouk Keriakos her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Malak Farouk Keriakos**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Osama Dous**, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Osama Dous**, the within named bargainor by the said **Malak Farouk Keriakos**, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 27th day of June, 2019.

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10-3-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Malak Farouk Keriakos**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Demiana M. Abdelmasih,** the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Demiana M. Abdelmasih**, the within named bargainor by the said **Malak Farouk Keriakos,** as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 27th day of June, 2019.

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10-3-2020

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

