This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4443

Karen Johnson Davidson County
Batch# 251975 DEEDWARR
07/02/2019 03:11:30 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20190702-0064735

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2019

Notary Public
My Commission Expires: 7.17.24

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mohannad Alshaiman 3832 Anderson Rd Nashville TN 37217	First Choice Lending Services, LLC 9821 Cogdill Road, Ste 2 Knoxville, TN 37932	13603000500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James Maskasky and Elizabeth Maskasky, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mohannad Alshaiman, a single man,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 116 on the Plan of Priest Lake Park, Section Two of record Book 4175, Page 56, 75 and 8, Register's Office for Davidson County, Tennessee, to which aid plan reference is hereby made for a complete legal description of said lot.

Being the same property conveyed to James Maskasky and wife, Elizabeth Maskasky by Warranty Deed from Lani L. Vincent (aka Lani Vincent) and husband, Darl Enga, dated 09/28/2011 and recorded 09/30/2011 in Instrument No. 20010930-0076045, Registers Office for Davidson County, Tennessee.

This is improved property located at: **3832 Anderson Road, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2019.

GRANTOR:

James Maskasky

Elizabeth Maskasky

STATE OF MICHIGAN
COUNTY OF OAKLAND

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Maskasky and Elizabeth Maskasky, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of June, 2019.

Notary Public
My Commission expires: 11-19-2023

DIANN L COTTON
Notary Public - State of Michigan
County of Macomb
My Commission Expires Nov 19, 2023
Acting in the County of OAKLAND

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

201907020064735