WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-4619

Karen Johnson Davidson County
Batch# 263624 DEEDWARR
07/29/2019 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $669.70
20190729-0074553

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $181,000.00

Affiant

Subscribed and sworn to before me, this 25 day of July, 2019.

Notary Public

My commission expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Menassa S Matta **Marina S Saleh**	Envoy Mtg	**135100E00600CO**
1111 Ransom Way	1125 Ocean Ave	
Nashville, TN 37217	Lakewood, New Jersey	08701

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 ACKNOWLEDGE, WE,

Sidney Marques, Jr., a single man

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

Menassa S. Matta and Marina S. Saleh, husband and wife as joint tenants

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 Unit No. 6, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument No. 20130711-0072001 and amended in Instrument No. 20130719-0074970, as further amended by Instrument Nos. 20140703-0058673, 20150619-0058800, and 20160811-0083641, recorded in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sidney Marques, Jr., by Warranty Deed from Kelli Jackson, an unmarried woman, dated December 19, 2016, of record in Instrument No. 20161230-0137256, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed of record in Instrument No. 20130711-0072001, as amended by Instrument No. 20130719-0074970, Instrument No. 20140703-0058673, Instrument No. 20150619-0058800, Instrument No. 20160811-0083641, Instrument No. 20051025-0128829, as amended by Instrument No. 20061002-0121910, Instrument No. 20080314-0026053, Instrument No. 20080502-0044959, and Instrument No. 20121231-0120606, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1111 Ransom Way, 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 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.

_____ Date: 7-25-19
Sidney Marques, Jr.

_____ Date: _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Sidney Marques, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of July, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 10.7.2019

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: 10-07-2019

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

