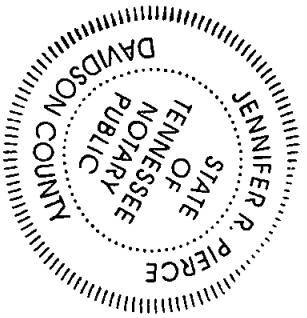
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 11.8.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mena Zaky	United Wholesale Mtg	164-07-0A-028.00 CO
(NAME)	(NAME)	
917 Harvest Grove Dr	585 S. Blvd E.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 266409 **DEEDWARR**
08/05/2019 08:29:28 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20190805-0076960

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sherif S. Fouad, a married man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mena Zaky and Mira Barsoub, 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 No. 28 on the Plan of Final Plat, Section One, Harvest Grove "Formerly Tillman" "Cluster Lot Subdivision" of record in Plat Instrument Number 20060726-0090037 and as amended in Instrument Number 20061116-0142300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Sherif S. Fouad, a married man, by Warranty deed from Rick Taylor, unmarried and James Groves, unmarried dated April 18, 2017 of record in Instrument Number 20170421-0039259, Register's Office for Davidson County, Tennessee.

NOTE: The property is not the primary residence of the Grantor and has never been the residence of his spouse.

Property Taxes for the year 2019 and subsequent years a lien, but not yet due and payable.

All matters found on the plan of record for in Instrument Number 20060726-0090037 and amendment in Instrument Number 20061116-0142300, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument Number 20060628-0077382, Register's Office for Davidson County, Tennessee.

Homeowners Association conditions, rules, by-laws and regulations.

Any and all zoning regulations, building restrictions and setback lines, if any and all easements for public utlities.

unimproved ☐

This is improved ☑ property, known as 917 Harvest Grove Dr, Antioch, TN 37013
(House Number) (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 hands this 1st day of August, 2019.

Sherif S. Fouad

State of Tennessee
County of Davidson

Personally appeared before me Sherif S. Fouad, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of August, 2019.

Notary Public
My Commission Expires: 11.8.21

File No.: 201907049

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY