Karen Johnson Davidson County
Batch# 269982 DEEDWARR
08/12/2019 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190812-0080265

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF

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

Affiant

SUSAN PACK DAVIS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm Exp. 08-14-22

Subscribed and sworn to before me this 7th day of August, 2019.

Notary Public
My Commission Expires: 8-14, 2022

2019-161

Address of New Owner:	Send Tax Bills to:	Tax Information:
MUPR 3 ASSETS, LLC	MUPR 3 ASSETS, LLC	
5001 Plaza on The Lake, #200	5001 Plaza on The Lake, #200	174-11-0A-463.00
Austin, TX 78746	Austin, TX 78746	

WARRANTY DEED

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

Diler Maseeky and Nesreen Omer, husband and wife, as tenants by the entirety

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MUPR 3 ASSETS, LLC,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Lot 265, CANE RIDGE FARMS, PHASE VI, SECTION 3, as shown on plat of record in Plat Book 20060601-0064580, Page, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Diler Maseeky and Nesreen Omer, Husband and Wife, as tenants by the entirety by Warranty Deed from Valley Construction, LLC, of record in Instrument No. 20090706-0062202, in the Register's Office of Davidson County, Tennessee, Dated July 1, 2009 and recorded on July 6, 2009.

This conveyance is made subject to subdivision restrictions, building lines and easements of record at Instrument Number 20060601-0064580; Declaration of Covenants, Conditions and Restrictions of record in 20000905-0087103, as amended in Instrument Nos. 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848, 20100526-0040558 and 20120524-0045182, 20010815-0088360; Easements of record in Book 4420, Page 36, Book 4428, Page 565, Book 5078, Page 476, Instrument No. 20020123-0009340, 20060607-0067535; and 2019 Davidson County, Tennessee, real estate taxes, not yet due and payable.

This is improved property located at **3005 Katonka Drive, Antioch, TN 37013.**

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 our hands this 7th day of August, 2019.

Diler Maseeky
Diler Maseeky

Nesreen Omer
Nesreen Omer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diler Maseeky and Nesreen Omer, 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 and official seal at Nashville, Tennessee, this 7th day of August, 2019.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)