This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-4684

Karen Johnson Davidson County
Batch# 272111 DEEDWARR
08/15/2019 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20190815-0081813

STATE OF ~~TENNESSEE~~ CA
COUNTY OF San Diego

The actual consideration or value, whichever is greater, for this transfer is $317,500.00

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2019

JUSTIN CLANCY
Notary Public - California
Orange County
Commission # 2276192
My Comm. Expires Feb 25, 2023

Notary ~~Public~~
My Commission Expires: 2/25/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eva Hassou Nidaa George Shamoun Milad Shamoun 605 South Riverbend Court Nashville, TN 37221	BancorpSouth Bank PO Box 3356 Tupelo, MS 388013	155-08-0B-065.00-CO

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, **Steven W. Ezell and wife Kathleen D. Ezell husband and wife,**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eva Hassou and Nidaa Goerge Shamoun, wife and husband, and Milad Shamoun, a married man, as joint tenants with right of suvivorship**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 65, Plan of Subdivision for Phase 1 of South Colony at Riverbend, according to survey and plat of same appearing of record in Plat Book 6900, page 271, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steven W. Ezell and wife, Kathleen D. Ezell by Warranty Deed from Brian W. Holmes and wife, Kelly S. Holmes, dated February 28, 2007, recorded February 28, 2007, of record in Instrument No. 20070228-0024970, Register's Office for Davidson County, Tennessee.

This is improved property located at: **605 South Riverbend Court, Nashville, TN 37221**

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 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. 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 13th day of August, 2019.

GRANTOR:

Steven W. Ezell

Kathleen D. Ezell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven W. Ezell and Kathleen D. Ezell, 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 13th day of August, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

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

