WARRANTY DEED

Karen Johnson Davidson County
Batch# 273558 DEEDWARR
08/19/2019 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,013.80
20190819-0083051

File No. TE0004550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Girgis Youssef and Erini Ryad, (NAME)	Girgis youssef (NAME)	
4162 Murfreesboro Pike (ADDRESS)	2100 oaksprings place (ADDRESS)	175-00-0-077.00
Nashville, TN, 37013 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

FOR AND 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, I, **Edward Meadows, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Girgis Youssef and Erini Ryad,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described according to a survey made by S.R. Sanford, Jr., September 2, 1947, as follows: Beginning at a point in the center of Murfreesboro Pike at the west corner of the property conveyed to Roy V. Parsley and wife, by deed from Grace E. Shipley et al., as of record in Book 3343, Page 279, Register's Office for said County; thence with said Parsleys northwesterly line North 43 degrees 15' East 322.5 feet to an iron pin in the southwesterly line of the property conveyed to Louis R. Linx, et al as of record in Book 1390, Page 19, said Register's Office; thence with said Linx's southwesterly line North 52 degrees 15' west 141.5 feet to an iron pin a the corner of said Linx's property; thence with a southeasterly line of said Linx's property south 37 degrees 30' West 311.5 feet to the corner of Murfreesboro Pike; thence with the center of said Pike South 46 degrees 30' feet to the beginning, containing 1.3 acres, more or less.

Being the same property conveyed to Edward Meadows by Warranty deed from James Ross Calvin and wife, Linda Faye Calvin of record in Instrument No. 20050422-0045224 Register's Office for Davidson County, Tennessee, dated April 18, 2005 and recorded on April 22, 2005.

Sandra Meadows, spouse of Edward Meadows, is executing this deed for purposes of relinquishing any and all marital rights she may hold to subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4162 Murfreesboro Pike, Nashville, 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 hand this 16th day of August, 2019.

Edward Meadows

Sandra Meadows

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Edward Meadows and Sandra Meadows, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of August, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019