Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190821961

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Putnam)

The actual consideration or value, whichever is greater, for this transfer is: $171,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of August, 2019.

Notary Public
My Commission Expires 9-21-20

MORGAN BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Karen Johnson Davidson County
Batch# 276547 DEEDWARR
08/26/2019 02:35:31 PM 2 pgs
Fees: $13.00 Taxes: $632.70
20190826-0085820

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maher E. Basher 3528 Albee Road Hermitage TN 37076	New Owner	Tax Parcel ID No. 086-10-0-020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CNK, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maher E. Basher and Demiana Tawadrous, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Chapelwood, Section 2 of record in Plat Book 5200, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to CNK, LLC, a Tennessee limited liability company by Quitclaim deed from James Stevens (a/k/a James J. Stevens, a/k/a James Joseph Stevens), married of record in Instrument No. 20140728-0066530 Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on July 28, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 83, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5333, Page 315 and amended in Book 6234, page 193, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3528 Albee Road Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of August, 2019.

CNK, LLC

By: James Stevens, Member

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Putnam)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Stevens, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member of CNK, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public
My Commission Expires: 9-21-20

MORGAN BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY