Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0508-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2019

Notary Public
My Commission Expires: 9.30.19

Karen Johnson Davidson County
Batch# 280827 DEEDWARR
09/05/2019 09:15:06 AM 2 pgs
Fees: $13.00 Taxes: $895.40
20190905-0089623

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	
Rafat Elya 1804 Hillpoint Circle Antioch, TN 37013	Envoy Mortgage, Ltd. 10496 Katy Freeway, #250 Houston, TX 77043	Map/parcel: 164-07-0A-209.00 CO Account:

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, I/WE

Daniel Williams and Samantha Louise Souder, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rafat Elya and Mona Youssef, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 153 on the Plan of Section Two, Harvest Grove (formerly "Tillman Property"), of record in Instrument Number 20140529-0046065, 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 the same property conveyed to Daniel Williams and Samantha Louise Souder, husband and wife, by Warranty Deed from Antonio Nwachukwu and Erica Nwachukwu, husband and wife, dated 8/13/18 and recorded 8/15/18 in Instrument Number 20180815-0080670; and the same property previously conveyed to Antonio Nwachukwu and Erica Nwachukwu, husband and wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation, dated 9/9/15 and recorded 9/10/15 in Instrument Number 20150910-0092176, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1804 Hillpoint Circle 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 GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of August, 2019

Daniel Williams by Samantha Louise Souder as attorney in fact
Daniel Williams by Samantha Louise Souder, his Attorney in Fact

Samantha Louise Souder
Samantha Louise Souder

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Samantha Louise Souder, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2019

Notary Public
My Commission Expires: 7.6.2020

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Samantha Louise Souder whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained in behalf of Daniel Williams the within bargainor, and acknowledged that she executed the same as the free act and deed of the said Daniel Williams for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same Daniel Williams of record in Instrument No. 20190905-0089622 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 30th day of August, 2019

Notary Public
My Commission Expires: 7.6.2020

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY