Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 286408 DEEDWARR
09/16/2019 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20190916-0093625

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2019.

Notary Public
My commission expires: 03/08/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-1908-38896

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Mohammed Alkifi 1220 Banbury Row Nashville TN 37027	Mohammed Alkifi 1220 Banbury Row Nashville, TN 37027	172-09-0-A-176.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Youssef S. Tawfik and Cherine Tawfik, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mohammed Alkifi and Safwah Alkifi,** husband and wife, hereinafter called the Grantees, their successors 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. 172, on the Plan of Section Five-A, Banbury Crossing, of record in Instrument No. 20020830-0105357, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Youssef S. Tawfik and Cherine Tawfik, husband and wife by deed from Yume Thi Quach, unmarried, dated July 30, 2012, recorded August 1, 2012, of record in Instrument No. 20120801-0067863, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1220 Banbury Row, Nashville, TN 37027.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of September, 2019.

Youssef S. Tawfik

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Youssef S. Tawfik** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Greenville (city), South Carolina (state) this 12 day of September, 2019.

JOEL SWANEY
Notary Public - State of South Carolina
My Commission Expires March 20, 2024

Notary Public
My Commission expires: March 20, 2024

Cherine Tawfik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cherine Tawfik**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of September, 2019.

Notary Public
My Commission expires: 03/03/21

True Copy Certification

I, Jessica Lascelle 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, 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: 03/08/2021

