Name and Address of New Owner:
Maged Yanny
619 Foster Lane
Mount Juliet, TN 37122

Send Tax Bills To:
Maged Yanny
619 Foster Lane
Mount Juliet, TN 37122

Karen Johnson Davidson County
Batch# 290059 DEEDWARR
09/24/2019 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $259.00
20190924-0096740

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 108-12-0-171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gus Awali**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maged Yanny, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 112-B, Zone Lot Division Lots 39, 40, 42, 118, 119 and 120, East Lake Subdivision, Section Four, of record in Plat Book 6250, page 246 amended Plat Book 5800, page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Gus Awali, by Warranty Deed from Malinda Bullington Forte, Trustee, with Matthew Link Forte as Successor Trustee to the Charles Rhea Bullington, Jr., Irrevocable Special Needs Trust, dated June 21, 2013 of Record Instrument # 20130627-0065998, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters as shown on the Plan of record in Plat Book 6250, Pages 246, Register's Office for Davidson County, Tennessee.
* Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5689, Page 686, and Book 5761, Page 355, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 1212 Timber Valley Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of September, 2019.

Gus Awali (SEAL)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 20th day of September, 2019, before me personally appeared Gus Awali, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of September, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Julie Coone
Notary Signature
My commission expires: 6-28-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maggie Tenn 9-20-19
(Affiant)

Sworn to and subscribed before me this
20th day of September, 2019.

Julie Coone
Notary Public
My commission expires: 6-28-2023
File No. 2019-236

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY