Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5358

AW

Karen Johnson Davidson County
Batch# 295725 DEEDWARR
10/03/2019 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $616.03
20191003-0101255

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $166,495.56

MM
Affiant

Subscribed and sworn to before me, this the 1st day of October, 2019

Notary Public
My Commission Expires: NOV 0 8 2021

NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mohammed Yaser Zuhdi Mustafa 1009 Pleasant View Drive Nashville, TN 37214	New Owner	108-16-0-027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alex Yaser Mustafa, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mohammed Yaser Zuhdi Mustafa, married**, hereinafter called the Grantee, his 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. 32-A on the Plan of Zone Lot Division of Lots 32, 33, 36 and 37 of Sect One of Percy Priest Woods of record in Plat Book 5200, Page 718, amending Plat Book 5200, Page 472, 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 Alex Yaser Mustafa, married, by deed from Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, of record in Instrument No. 20150227-0016937, Register's Office for Davidson County, Tennessee, dated February 23, 2015 and recorded on February 27, 2015.

This is improved property located at: **1009 Pleasant View Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 1st day of October, 2019.

GRANTOR:

Alex Yaser Mustafa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alex Yaser Mustafa, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of October, 2019.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

