Name and Address of New Owner:
Mustafa Jaafar
58 Tusculum Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 162-08-0-007

Karen Johnson Davidson County
Batch# 296274 DEEDWARR
10/04/2019 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $887.63
20191004-0101995

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, **Nabil Attana and Sammy Said, as tenants in common**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mustafa Jaafar,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Antioch Park, Section 1, as of record in Book 3600, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 75 feet on the northerly margin of Tusculum Road and runs back between lines 146.7 feet on the easterly side line and 146.3 feet on the westerly side line to a line at the rear measuring 75 feet thereon.

Being the same property conveyed to Nabil Atana and Sammy Said, as tenants in common by Warranty Deed from Raymond L. Smith, Jr., Lindsay Mencer, James Nicholas Smith, and Walter Smith, dated June 19, 2019, of record in Instrument No. 20190717-0069793, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved Property known as: 58 Tusculum Road, Antioch, TN 37013

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 26th day of September, 2019.

_____(SEAL)
Nabil Attana

_____(SEAL)
Sammy Said

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2019, before me personally appeared Nabil Attana and Sammy Said, 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 26th day of September, 2019.

_____
Notary Signature
My commission expires: 11.8.21

GREGORY TYLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $239,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
26th day of September, 2019.

_____
Notary Public
My commission expires:
File No. 19-379

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY