Name and Address of New Owner:
Akrum William
1114 Ransom Way
Nashville, TN 37217

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 296278 DEEDWARR
10/04/2019 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20191004-0102001

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

Map & Parcel No: 135100E05600CO

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, **Hany F. Hanna and wife, Mervat F. Amien**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Akrum William, married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 56, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument 20130711-0072001 and amended in Instrument 20130719-0074970, and further amended in Instrument 20140703-0058673, and further amended in Instrument 20150619-0058800, of record in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Hany F. Hanna and wife, Mervat F. Amien by Warranty Deed from R.J. York Homes, LLC, a Tennessee limited liability company dated March 23rd 2016 and recorded March 31st 2016 of record in Instrument No. 20160331-0030704 in the Register's Office for 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: 1114 Ransom Way, Nashville, TN 37217

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 23rd day of September, 2019.

Hany F Hanna (SEAL)
Hany F. Hanna

Mevat F Amien (SEAL)
Mevat F. Amien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2019, before me personally appeared Hany F. Hanna and Mevat F. Amien, 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 23rd day of September, 2019.

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

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 $175,000.00, 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
23rd day of September, 2019.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Public
My commission expires: 11-8-21
File No. 19-539

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212