Name and Address of New Owner:
Manal Azer
5601 Dory Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 296280 DEEDWARR
10/04/2019 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20191004-0102004

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

Map & Parcel No: 151090B04100CO

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, **Abtisam Salib, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Manal Azer, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest, of record in Instrument number 20050110-0003257 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ossama Matta and Abtisam Salib, a married couple, as joint tenants by Special Warranty Deed from The Bank of New York Mellon f/k/a The Bank of New York, as successor-in-interest to JP Morgan Chase Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities, Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-2 WHO ACQUIRED TITLE AS The Bank of New York Mellon Formerly Known As The Bank of New York as Successor Trustee to JP Morgan Chase Bank, National Association, as Trustee for the Certificateholders of Structured Asset Mortgage Investments, II Inc. Bear Stearns Alt-A Trust, Mortgage Pass Through Certificates Series 2006-2 dated September 12th 2012 and recorded October 11th 2012 of record in Instrument No. 20121011-0093207, in said Register's Office for Davidson County, Tennessee. The said Ossama Matta died on July 9, 2018 leaving Abtisam Salib the sole surviving tenant by the entirety.

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: 5601 Dory Drive, 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 23rd day of September, 2019.

Abtisam Salib (SEAL)
Abtisam Salib

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2019, before me personally appeared Abtisam Salib, 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.

Notary Signature
My commission expires:
11/8/21

GREG FAIRBETTER 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 $230,000.00, 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.

Notary Public
My commission expires: 11/5/2019
File No. 19-533

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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