Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File# 01451-4250

WARRANTY DEED

LAUREN J TIPTON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/17/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tamer Youssef	Tamer Youssef	150-09-0-232.00
(NAME)	(NAME)	
89 Kendall Park Drive	89 Kendall Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37127	Nashville, TN 67127	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sheila W. Davis**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tamer Youssef and Nagy Youssef**, hereinafter called the GRANTEE(S), 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. 21 "B" on the plan of Zone Lot Division, Lots 21-30 (Inclusive), Cherry Hills, Section 12, of record in Plat Book 6250, Pages 174 & 175, as amended in Plat Book 6250, Page 466, and corrected in Book 7922, Page 803, all in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kelvin H. Davis by Warranty Deed dated 08/28/1989 from Audie J. Johnson and wife, Gail Johnson of record in Book 7926, Page 580, Register's Office for Davidson County, Tennessee. Kelvin H. Davis having since died on or about January 24, 2015 leaving Sheila W. Davis, as his surviving spouse and Shavone Davis, Shamone Davis, Christopher Davis and Issac Davis as his surviving children.

Being the same property conveyed to Sheila W. Davis by Quitclaim Deed dated 07/21/2019 from Shavone Davis, Shamone Davis, Christopher Davis and Issac Davis of record in Instrument No. 20191018010698 4, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) All matters as set forth per Plat Book 6250, Page 175, Plat Book 6250, Page 466, Book 7922, Page 803, Register's Office for Davidson County, Tennessee and (2) Restrictive Covenants of record in Book 6436, Page 642, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved X property, known as 3169 Kinwood Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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

Karen Johnson Davidson County
Batch# 302724 DEEDWARR
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Fees: $18.00 Taxes: $351.50
20191018-0106985

representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of August, 2019.

Sheila W. Davis

Sheila W. Davis

State of Tennessee
County of Rutherford

Personally appeared before me Sheila W. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of August, 2019.

Notary Public Jessica Allen
My Commission Expires: 4-8-2021

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

201910180106985

CERTIFICATE OF AUTHENTICITY

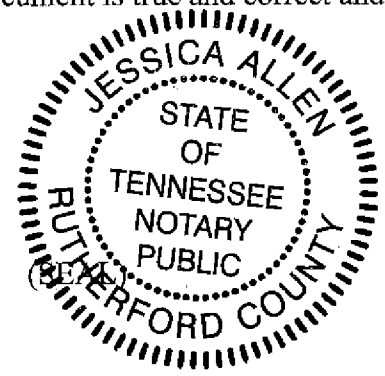
I, Lauren Tipton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lauren Tipton
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Jessica Allen, a notary public in and for the aforesaid county and state, the within named Lauren Tipton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jessica Allen
Notary Public

My Commission Expires: 4-18-2021

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