Karen Johnson Davidson County
Batch# 306671 DEEDWARR
10/28/2019 08:58:28 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20191028-0110008

WARRANTY DEED

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

MST 2019-1636

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF October, 2019

Notary Public

MY COMMISSION EXPIRES: 9/18/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff J. Nelson	Nations Lending Corporation	172-1-0B-233.00 CO
(NAME) 6108 Bradford Hills Drive	(NAME) 4 Summit Park Drive Suite 200	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Peter J. Fusaro and Rachael Wilde Fusaro, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff J. Nelson and Agnieszka Magdalena Nelson, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 255 on the Plan of Section Ten, Bradford Hills, R-15 Residential P.U.D of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 495, Certificate of Correction of record in Book 9219, Page 115, 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 Ashraf S. Mikhaeil, married, and Saad Ibrahim, married by Warranty deed from Tammi T. Turner, unmarried of record in Instrument No. 20080206-0012260 Register's Office for Davidson County, Tennessee, dated January 22, 2008 and recorded on February 06, 2008.

Being the same property conveyed to Ashraf S. Mikhaeil and Shereen H. Habashy, husband and wife, as joint tenants by Quit Claim deed from Ashraf S. Mikhaeil, married and Saad Ibrahim, married of record in Instrument No. 20130426-0041453 Register's Office for Davidson County, Tennessee, dated April 17, 2013 and recorded on April 26, 2013.

Being the same property conveyed to Peter J. Fusaro and Rachael Wilde Fusaro, husband and wife by Warranty deed from Ashraf S. Mikhaeil and Shereen H. Habashy, husband and wife of record in Instrument No. 20181220-0123748 Register's Office for Davidson County, Tennessee, dated December 04. 2018 and recorded on December 20. 2018.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6, amended in Book 7900, Page 495 and surveyors Certificate of correction in Book 9219, Page 115, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8885, Page 517, Book 8267, Page 616, Book 8267, Page

618, Book 8372, Page 901, Book 8374, Page 591, Book 8522, Page 853, Book 8634, Page 799, Book 8885, Page(s) 517 through 519 inclusive, Register's Office for Davidson County, Tennessee. By-Laws of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.

This property, known as 6108 Bradford Hills Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 23 DAY OF OCT, 2019.

Peter J. Fusaro

Rachael Wilde Fusaro

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter J. Fusaro and Rachael Wilde Fusaro, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of October, 2019.

See attachment
Notary Public

My Commission Expires: _____

(SEAL

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Riverside }

On October 23, 2019 before me, Annie M. Muniz — Notary Public, (Here insert name and title of the officer)

personally appeared Rachael Wilde Fusaro & Peter J. Fusaro —,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/~~her~~/their authorized capacity(~~ies~~), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Annie M. Muniz
Notary Public Signature (Notary Public Seal)

ANNIE M. MUNIZ
COMM. # 2240188
RIVERSIDE COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
APRIL 28, 2022

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 10/23/2019

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.