WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nabil Alabdi	Bank of Tennessee	106 16 0 021.00
(NAME)	(NAME)	
904 Crownhill Dr.	PO Box 4980	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Johnson City, TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steven R. Andrews and wife, Desiree M. Andrews, husband and wife, as tenants by the entirety**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nabil Alabdi and Fawaz Alabdi**, 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. 72 on the Plan of Hill-N-Dale Acres, of record in Book 2900, Page 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven R. Andrews and wife, Desiree M. Guglielmo by Warranty Deed from William R. Terry and wife, Natalie S. Terry dated March 27, 2007 and recorded April 9, 2007 as Instrument No. 20070409-0041824, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Steven R. Andrews and wife, Desiree M. Andrews, husband and wife, as tenants by the entirety by Quit Claim Deed from Steven R. Andrews and wife, Desiree M. Andrews f/k/a Desiree M. Guglielmo, who both acquired title as unmarried dated April 9, 2012 and recorded April 19, 2012 as Instrument No. 20120419-0033546, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1910899FC

Karen Johnson Davidson County
Batch# 321810 DEEDWARR
11/27/2019 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20191127-0122890

unimproved ☐

This is improved ☒ property, known as 904 Crownhill Dr., Nashville, TN 37217

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 our hands this 19th day of November, 2019

Steven R. Andrews

STATE OF Tennessee

COUNTY OF Johnson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Steven R. Andrews, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of November, 2019.

Brittany Marie Lewis
Notary Public

My Commission Expires: 6/24/2023

(SEAL)

BRITTANY MARIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
JOHNSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: GRN-1910899FC

Desiree M. Andrews

STATE OF Florida

COUNTY OF Alachua

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named, Desiree M. Andrews, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~19th~~ 23rd 19th AN of November, 2019.

YESICA MARTINEZ-CLAUDIO
Commission # GG 360264
Expires July 28, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

My Commission Expires: 11-26-19 AN

(SEAL)

File Number: GRN-1910899FC