Name and Address of New Owner:
Mwavita Nyasa, Janine Yamunga, and Dona Yamunga
1505 Overcreek Dr.
Nashville, TN 37217
Send Tax Bills To:
Mwavita Nyasa, Janine Yamunga, and Dona Yamunga
Same

Karen Johnson Davidson County
Batch# 322171 DEEDWARR
11/27/2019 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20191127-0122914

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

Map & Parcel No: 149-12-0B-040.00-C

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, **Malak Abd Malak and wife, Hala Youssef**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mwavita Nyasa, Janine Yamunga, and Dona Yamunga**, * "the Grantees," the following described real estate in Davidson County, Tennessee:

* unmarried man

Being all of Lot No. 40, on the plan of Phase 2, Forest Cove, according to plat and survey appearing of record in Plat Book 9700, Pages 976 and 977, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Malak Abd Malak and wife, Hala Youssef by Warranty Deed from Mariem Danial and Adel Aziz, wife and husband, dated January 30, 2014, of record in Instrument No. 20140204-0009987, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 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: 1505 Overcreek Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 26th day of November, 2019.

Malak Abd Malak (SEAL)
Malak Abd Malak

Hala Youssef (SEAL)
Hala Youssef

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of November, 2019, before me personally appeared Malak Abd Malak and Hala Youssef, 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 26th day of November, 2019.

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

Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Sumner)

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 $249,900.00, 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
26th day of November, 2019.

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-23-2021

Notary Public
My commission expires:_____
File No. 19-542

True Copy Certification

I, Christine Hutchinson, 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 Sumner

Personally appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson 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:
Notary' Seal (if on paper)

