RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912726

Karen Johnson Davidson County
Batch# 322937 DEEDWARR
12/02/2019 11:09:14 AM 2 pgs
Fees: $13.00 Taxes: $791.80

20191202-0123470

WARRANTY DEED

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2019.

NOTARY PUBLIC

My commission expires: 8/19/23

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Cummings and Giyonna Cummings 142 Nashboro Greens Nashville, TN 37217	Same address as new owner	135-11-0-C-089.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Fourteen Thousand and 00/100 Dollars ($214,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **YUSUR ALTAYAR, NABIL ALTAYAR, AND HADEEL ALTAYAR**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NATHAN CUMMINGS AND GIYONNA CUMMINGS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 246, on the Horizontal Property Regime Private Element Plat, Nashboro Village - Tract 18, Phase Two, **of record in Instrument No. 20010423-0039877, amending Plat Book 9700, Page 968**, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Yusur Altayar, Nabil Altayar and Hadeel Altayar by Warranty Deed from Scott L. Clegg, dated 7/14/16 and recorded 7/19/16 in Instrument No. 20160719-0074093, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 142 Nashboro Greens, Nashville, TN 37217, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of November, 2019.

Yusur Altayar by _____, attorney in fact.

YUSUR ALTAYAR BY HADEEL ALTAYAR, ATTORNEY-IN-FACT

NABIL ALTAYAR

HADEEL ALTAYAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public Nabil Altayar, and Hadeel Altayar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of November, 2019.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 6-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Hadeel Altayar, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Yusur Altayar by Power of Attorney granted on 11/02/19 and acknowledged that he executed the same as the free act and deed of the said Yusur Altayar.

WITNESS my hand and seal, this the 15th day of November, 2019.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 6-20-2021