Name and Address of New Owner:
Melad S. Attalla and Liza Benyamin
5649 Dory Drive
Antioch, TN 37013

Send Tax Bills To:
Melad S. Attalla and Liza Benyamin
5649 Dory Drive
Antioch,, TN 37013

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 151-09-0B-053.00-C

Karen Johnson Davidson County
Batch# 323533 DEEDWARR
12/03/2019 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20191203-0124438

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, **Eshak Mounir Zaker, a married man and Hnan Mofed, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Melad S. Attalla and Liza Benyamin, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 51 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest, of record in Instrument No. 200501100003257 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eshak Mounir Zaker and Hnan Mofed, husband and wife, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated March 28, 2006 of record in Instrument No. 20060404-0038580, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following;

* Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters as shown on the Plan of record in Instrument No. 200501100003257, Register's Office for said County.
* Covenants, conditions, and restrictions as set forth in Instrument No. 200411050133677, Register's Office for said County.

This is improved property known as: 5649 Dory Drive, Antioch, Tennessee 37013.

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 2nd day of December, 2019.

ESHAK MOUNIR ZAKER (SEAL)
Eshak Mounir Zaker

HNAN MOFED (SEAL)
Hnan Mofed

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 2nd day of December, 2019, before me personally appeared Eshak Mounir Zaker and Hnan Mofed, 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 2nd day of December, 2019.

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature
My commission expires: 09/19/2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

HNAN MOFED
(Affiant)

Sworn to and subscribed before me this
2nd day of December, 2019.

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 09/19/2022
File No. 2019-333

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY