TN1912894

Name and Address of New Owner:
Magdy M. Mussa
922 B 29th Avenue North
Nashville, TN 37209

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 340399 DEEDWARR
01/08/2020 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200108-0002803

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

Map & Parcel No: 09206003700

## 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, **Ann T. Green her 50% interest and Ann T. Green, Trustee of Richard Lee Green Family Trust dated June 25, 2013 it's 50 % interest**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Magdy M. Mussa, a married man, and Mina Georgy Benyamin, married man, as joint tenants,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Map of Bransford Realty Co's Subdivision of the West Half of Block No. 2 in the Plan of Midway, as shown on plat of record in Plat Book 421, Page 74, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Carrie Bell Pasley, by Deed from RM. Johnson and wife, Mamie Johnson, dated 2/14/1934 and recorded 12/10/1934 in Book 967, Page 26, in the Register's Office of Davidson County, Tennessee. The said Carrie Bell Pasley having since died. Her heirs at law, Laddie Lee Pasley, an unmarried woman, Elizabeth Pasley Green and husband, Richard Green, Beaulah Pasley, an unmarried woman, William Pasley and wife, Francis Pasley, and Robert Pasley, an unmarried man having further conveyed their interest to her husband and their father, Lee Pasley, by Quitclaim Deed dated 2/24/1959 and recorded 6/17/1959 in Book 2921, Page 85, in the Register's Office of Davidson County, Tennessee. The said Lee Pasley having since died on December 21, 1967, thereby vesting subject property solely in Richard Lee Green, pursuant to his Affidavit of Heirship dated 2/19/2004 and recorded 3/1/2004 in Instrument No. 20040301-0023041, said Register's Office. The said Richard Lee Green having further conveyed a 50% interest to Ann T. Green by Quitclaim Deed dated 2/19/2004 and recorded 3/1/2004 in Instrument No. 20040301-0023042, said Register's Office. The said Richard Lee Green having since died, testate, on June 25, 2013, his estate having been probated under Docket No. 13P-1395, in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament filed 9/6/2013 in the Probate Court for Davidson County, Tennessee, he appointed Ann T. Green as the Executor of his Estate and he appointed Ann T. Green as Trustee of The Richard Lee Green Family Trust. Subsequently, the said Ann T. Green, as Executor of the Estate of Richard Lee Green conveyed a 50% interest to Ann T. Green, as Trustee of The Richard Lee Green Family Trust by Executor's Quitclaim Deed dated 2/10/2014 and recorded 3/4/2014 in Instrument No. 20140304-0018289, in the Register's Office of Davidson County, Tennessee, thereby vesting subject property in Ann T. Green, a 50% interest and Ann T. Green, as Trustee of The Richard Lee Green Family Trust, a 50% interest.

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: 922 B 29th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 31st day of December, 2019.

By: _____(SEAL)
Ann T. Green, Individually

Richard Lee Green Family Trust dated June 25, 2013

By: _____(SEAL)
Ann T. Green, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 2019, before me personally appeared Ann T. Green, Individualy and Ann T. Green, Trustee of Richard Lee Green Family Trust dated June 25, 2013, 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 31st day of December, 2019.

_____
Notary Signature
My commission expires: 2023

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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 $370,000.00, 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
31st day of December, 2019.

_____
Notary Public
My commission expires: 10/6/22
File No. 19-747

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022