Karen Johnson Davidson County
Batch# 340419 DEEDWARR
01/08/2020 02:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20200108-0002834

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Amrock Inc. 662 Woodward Ave. Detroit, MI 48226	Fawaz Alabdi 532 Wheatfield Way Nashville, TN 37209

Order Number: 66690987-D

66 690987 - 5372469

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Ahmed Nagi, married to Samira Alabdi**, for Three Hundred and Seventy Thousand Dollars and 00/100 ($370,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Fawaz Alabdi, a married man**, whose address is 532 Wheatfield Way, Nashville, TN 37209, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot 15, Westchase, Section One, as shown on plat of record in Instrument No. 20021203-0148525, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 114070B01500CO
Street address of property: 532 Wheatfield Way, Nashville, TN 37209

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20090812-0076070 in the Recorder's Office, Davidson County, Tennessee.

Signed this 31 day of Dec, 2019.

Signature of Grantor(s):

Ahmed Nagi

Samira Alabdi

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 31 day of Dec, 2019 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Ahmed Nagi and Samira Alabdi, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

DONYETTA MARIE LARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
[illegible], 2022

Property Address: 532 Wheatfield Way, Nashville, TN 37209
Tax Parcel: 114070B01500CO

Oath of Consideration

I or we, Ahmad Nagi, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the 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.

Signed this 31 day of Dec, 2019.

Signatures of Affiant(s):

Sworn and subscribed before me this 31 day of Dec, 2019

Notary Public

DONYETTA MARIE LARK
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

My Commission Expires
May 22, 2022

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne