THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 345897 DEEDWARR
01/21/2020 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20200121-0007405

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Romany Rezkalla and Emad Kerolos 520 Maxine Drive Nashville, TN 37013	F & M Bank 50 Franklin Street Clarksville, TN 37040	173-01-0-188

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeffery S. Miller and wife, Julie E. Miller**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Romany Rezkalla, a married man and Emad Kerolos,a married man, joint tenants,** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14A, Zone Lot Division Lot No. 14, Final Plat, Section IV, Monte Carlo, of record in Plat Book 6250, Page 855, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Antwan Floyd,by Warranty Deed from Michael Scott Patton and wife, Valerie Patton, of record on September 5, 2007, at Instrument No. 20070905-0106496,
Davidson County Register of Deeds. Further being the same property conveyed to Jeffery S. Miller and wife, Julie E. Miller, by Warranty Deed from Antwan Floyd, of record on December 13, 2019, at Instrument No. 20191213-0128849, Davidson County Register of Deeds.

This property is commonly known as 520 Maxine Drive, Nashville, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands, this 17th **day of January, 2020:**

Jeffery S. Miller

Julie E. Miller

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffery S. Miller** and **Julie E. Miller,** the bargainors, 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 official seal, this 17 day of January, 2020:

Notary Public

My Commission Expires: 5/3/22

W. AARON PORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$130,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17 DAY OF January, 2020.

Notary Public

My Commission Expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21