Karen Johnson Davidson County
Batch# 347965 DEEDWARR
01/24/2020 09:06:38 AM 2 pgs
Fees: $13.00 Taxes: $321.90
20200124-0008748

WARRANTY DEED

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF January, 2020.

(Affix Seal) Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-20

AYOOB-H20008

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ayoob Ayoob and Mody Shehata	Ayoob Ayoob and Mody Shehata	093-16-0-109.00
99 Maury Street	2864 Evergreen Ridge Point	
Nashville, TN 37210	Nashville, TN 37217	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, R. SPENCER CONSTRUCTION, INC., A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AYOOB AYOOB, married AND MODY SHEHATA, married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 110 on the Plan of Maury & Claiborne, of record in Plat Book 21, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to R. Spencer Construction, Inc., a Tennessee Corporation from Roland Spencer, Jr., by Quitclaim Deed on September 27, 2018, of record in Instrument Number 20180928-0096432, Register's Office for Davidson County, Tennessee.

( ) improved
This is (X) unimproved property known as 99 Maury Street, Nashville, Tennessee 37210 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs 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 my/our hand(s) this 16th day of January, 2020 :

R. Spencer Construction Inc., Roland Spencer, Jr, President

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Roland Spencer, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of R. Spencer Construction Inc., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Roland Spencer, Jr as President.

Witness my/our hand(s) this 16 day of Jan., 2020.

Notary Public

My Commission Expires:

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023