WARRANTY DEED

Karen Johnson Davidson County
Batch# 348345 DEEDWARR
01/24/2020 01:16:40 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20200124-0008919

B-ELAM-19-213

WILLIAM E GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Millicent Offei Nkansah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2020.

William E. Grones
Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Millicent Offei Nkansah	**CMG Mortgage Inc. dba CMG Financial**	
(NAME)	(NAME)	**176-01-0B-003.00-CO**
~~213 Maxwell Drive~~ 1604 Mallard Ct	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
~~Antioch, TN 37013~~ Ashland City, TN 37015	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **OSAMA Z. YOUSIF AND NADIA F. FARAG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MILLICENT OFFEI NKANSAH,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Final Plat for Maxwell Place P.U.D. of record in Plat at Instrument No. 20050418-0042714 and Surveyor's Certificate of Correction in Instrument No.20050614-0067855 and Notice of Acceptance of Public Infrastructure in Instrument No. 20131104-0114137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Osama Z. Yousif and Nadia F. Farag, husband and wife by Warranty deed from Nancy L. Hall and Loretta Eaton, both unmarried of record in Instrument No. 20100616-0046697 Register's Office for Davidson County, Tennessee, dated June 04, 2010 and recorded on June 16, 2010.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20050418-0042714 and Surveyor's Certificate of Correction in Instrument No.20050614-0067855 and Notice of Acceptance of Public Infrastructure in Instrument No. 20131104-0114137, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060301-0023937, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter for Maxwell Place Homeowner's Association of record in Instrument Number 20060309-0027699, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20060301-0023936, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050322-0030977, in the Register's Office for Davidson County, Tennessee.
- Agreement for Right of Way of record in Book 4063, Page 299, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Power Co. of record in Book 86, Page 429, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **213 Maxwell Drive, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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 the 22nd DAY OF JANUARY, 2020.

Osama Z. Yousif

Nadia F. Farag

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OSAMA Z. YOUSIF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NADIA F. FARAG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212