This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5792

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2020

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 352574 DEEDWARR
02/03/2020 01:31:55 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20200203-0012258

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dominique Gordon 3564 Seneca Forest Drive Nashville, TN 37217	New Owner	136-10-0B-061.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Suzan Samir Wahba Ghatas, a single woman and Pola Aguib, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dominique Gordon, a married woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No 32A of Lot No. 32 together with a parking space on the Plan of Priest Lake Forest, Section 5 ,a Revision of Lots 21-32, 39 and 40 on the Condominium Site of Lots 21-40, as of record in Plat Book 6250, Page 49, amended 9773, Page 174, said Register's Office, to which Plan reference is hereby made for a more complete Legal description.

Being the same property conveyed to Suzan Samir Wahba Ghatas and Pola Aguib, as joints tenants with full right of survivorship by Quit Claim Deed from Suzan Samir Wahba Ghatas of record in Instrument No. 20190903-0088788 Register's Office for Davidson County, Tennessee, dated September 03, 2019 and recorded on September 03, 2019. Further being the same property conveyed to Suzan Samir Wahba Ghatas by Warranty Deed from Ericka M Stewart, unmarried of record in Instrument No. 20130523-0052393 Register's Office for Davidson County, Tennessee, dated May 21, 2013 and recorded on May 23, 2013.

This is ☒ improved or ☐ unimproved property located at: **3564 Seneca Forest Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of January, 2020.

GRANTOR:

Suzan Ghatas
Suzan Samir Wahba Ghatas

Pola Aguib
Pola Aguib

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Suzan Samir Wahba Ghatas and Pola Aguib, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of January, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____