Karen Johnson Davidson County
Batch# 354392 DEEDWARR
02/06/2020 11:46:30 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20200206-0013981

# WARRANTY DEED

SAMANTHA KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2023

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-2023

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ratna Bahadur Rai | Cardinal Financial Company | |
| (NAME) | (NAME) | 149150A41000CO |
| 3324 Wellenstein Way | 3701 Arco Corporate Dr; Ste 200 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | Charlotte NC 28273 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Youstina Fadallah now known as Youstina Ramzy and Mina Ramzy, wife and husband**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ratna Bahadur Rai, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 118 on the Plan of Phase Ten, Cambridge Forest of record in Plat at Instrument No. 20070103-0001061 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of this property.**

Being the same property conveyed to Youstina Fadlallah and Mina Ramzy by virtue of that certain Quit Claim Deed dated May 3, 2019, and being of record at Instrument No. 20190506-0042208, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Youstina Fadlallah by virtue of Warranty Deed dated February 12, 2019 at Instrument No. 20190215-0014120, in the amount of $240,000.00 in the said Register's Office.

The said Youstina Fadallah and Youstina Ramzy is one and the same person.

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 3324 Wellenstein Way Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 5th day of February, 2020.

Youstina Ramzy

**Youstina Ramzy**

Mina Ramzy

**Mina Ramzy**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Youstina Ramzy and Mina Ramzy**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of February, 2020.

Notary Public

My Commission Expires: 7-5-21

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

**True Copy Certification**

I, Penny L. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny L. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2023

Notary Seal (if on paper)