Karen Johnson Davidson County
Batch# 355254 DEEDWARR
02/07/2020 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20200207-0014635

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6165

STATE OF TENNESSEE
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 the 6th day of February, 2020

Notary Public
My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nady Sadek 3228 Demetros Court Nashville, TN 37217	Fairway Independence Mtg. 4201 Marsh Ln. Carrollton, TX 75007	136 05 0A 094.00

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, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Eid Said and wife, Nahed Samy,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nady E. Sadek, a single man,** hereinafter called the Grantee, 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 Lot No. 51, on the Plan of Bayview Estates, Phase Six (A Planned Unit Development), of record in Instrument No. 20020102-0000486, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Eid Said and wife, Nahed Samy, by Warranty Deed from Dana M. Joki and Eric D. Joki, wife and husband, of record in Instrument No. 20051014-0124153, in the Register's Office of Davidson County, Tennessee, dated September 27, 2005, and recorded on October 14, 2005.

This is ☒ improved or ☐ unimproved property located at: **3228 Demetros Court, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 GRANTEE, their heirs and assigns forever; and we 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 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. 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 6th day of February, 2020.

GRANTOR:

EID SAID

Eid Said

Nahed Samy

Nahed Samy

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 Eid Said and Nahed Samy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of February, 2020.

Notary Public
My Commission expires: Nov 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY