THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Maged Yanny
419 Foster Lane
Mount Juliet TN 37122
SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 358810 **DEEDWARR**
02/14/2020 02:20:29 PM 2 pgs
Fees: $13.00 Taxes: $582.75
20200214-0017332

WARRANTY DEED

(Map 096-13-0; Parcel 044.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **TAMMY L. PERSON, UMARRIED, INDIVIDUALLY, AND AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF RAYMOND B. SCOTT**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfers and conveys unto **MAGED YANNY, MARRIED,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Lot No. 89, Plan of Perry Heights, according to plat and survey of same appearing of record in Plat Book 2900, Page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> SAID Lot No. 89 fronts 80.4 feet on the Northerly side of Nodyne Drive and runs back between lines, 179.3 feet on the Westerly line and 170 feet on the Easterly line to a dead line in the rear on which it measures 64 feet.
>
> BEING the same property conveyed to Tammy L. Person, by Personal Representative's Deed dated August 28, 2018, from Raymond Keith Scott, Personal Representative of the Estate of Raymond B. Scott, deceased, recorded August 29, 2018 in Instrument No. 20180829-0085729, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 2716 Nodyne Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 7th day of February, 2020.

TAMMY L. PERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 7th day of February, 2020.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $157,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of February, 2020.

Notary Public

My commission Expires: May 15th, 2021

File No. GTS1-2020-75

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN