Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 367376 DEEDWARR
03/05/2020 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $919.45
20200305-0024492

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $248,500.00.

Affiant

Subscribed and sworn to before me this 4th **day of March, 2020.**

Notary Public
My commission expires:

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

04-2002-57519

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Mena Wasef 574 Rural Hill Road Nashville TN 37217	SWBC Mtg Corp 9311 San Pedro #100 San Antonio TX 78216	136-09-0-001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Donalson and Amanda Dusty Hope Donalson, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mena Wasef and Magda Wasef, husband and wife**, hereinafter called the Grantees, their successors 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. 76, on the Plan of Section Four, Edge-O-Lake Estates, of record in Book 3600, Page 88, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda S. Dashiell and Sonya Burroughs by deed from Christopher N. Cheatham and Crystal Cheatham, dated April 30, 2010, May 6, 2010, of record in Instrument No. 20100506-0034768, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sonya M. Burroughs by Quitclaim Deed from Linda S. Dashiell, dated September 25, 2014, recorded October 6, 2014, of record in Instrument No. 20141006-0092620, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Donalson and Amanda Dusty Hope Donalson, husband and wife by deed from Sonya M. Richardson f/k/a Burroughs, a married woman, dated March 23, 2018, recorded March 26, 2018, of record in Instrument No. 20180326-0028104, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 574 Rural Hill Road, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of March, 2020.

James Donalson

Amanda Dusty Hope Donalson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James Donalson and Amanda Dusty Hope Donalson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 4th day of March, 2020.

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission expires: 3/31/2020

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