Karen Johnson Davidson County
Batch# 372971 DEEDWARR
03/16/2020 01:11:05 PM 2 pgs
Fees: $13.00 Taxes: $314.50
20200316-0028863

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $85,000.00. Affiant Subscribed and sworn to before me This 10 day of March 2020. Notary Public My Commission Expires: 6/6/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

Address New Owners as:	Tax Bill To:	Map / Parcel
Lotfy Samy Issa and Sammy Said 7060 Red Apple Rd. Anitoch, TN 37013	New Owners	Tract I 147-7 152.00 Tract II 147-7-154.00
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		20-03-16100

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Regina K. Moore**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Lotfy Samy Issa and Sammy Said, tenants in common,** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract I

Beginning at an iron pin in the north right of way of Old Goings Rd. at the southeast corner of Tax Map 147-7 Parcel 151.00 travel thence along the right of way of Old Goins Rd N 82-36-48 W 45.51' to an iron pin, thence N 02-25-51 E 98.06' to an iron pin on the south line of 4329B Goins Rd at the northeast corner of the lot described herein, thence S 82-23-23 E 42.25' to an iron pin, thence S 00-31-33 W 98.23' to the point of beginning containing 4282 S.F. or 0.098 acres, more or less, according to a survey performed by Elkins surveying company dated March 3, 2020.

Tract II

Beginning at an iron pin in the north right of way of Old Goings Rd. at the southeast corner of Tax Map 147-7 Parcel 152.00 travel thence along the right of way of Old Goins Rd N 82-26-24 W 45.42' to an iron pin, thence N 04-51-27 E 97.83' to an iron pin on the south line of 4329B Goins Rd at the northeast corner of the lot described herein, thence S 82-23-23 E 36.74' to an iron pin, thence S 023-25-51 W 98.06' to the point of beginning containing 4234 S.F. or 0.097 acres, more or less, according to a survey performed by Elkins surveying company dated March 3, 2020.

Being the same property conveyed to Regina K. Moore by Order for Default Judgment from Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20190327-0027688, Register's Office for Davidson County, Tennessee.

These are unimproved properties known as 4332 and 0 Old Goins Rd, Nashville TN 37211.

This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable. Map & Parcel 147-7 152.00.
2. Taxes for 2020 and subsequent years, a lien not yet due and payable. Map & Parcel 147-7-154.00.
3. Subject to all rights of others in stone wall as set out in on plat of record in Book 6250, page 899 and Instrument No. 20070814-0097257 and amended in Instrument No. 20181214-0121688, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of March, 2020.

Regina K. Moore

Regina K. Moore

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared **Regina K. Moore** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 10th day of March 2020.

My Commission Expires: 6/11/2023

Notary Public

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM