& Return to:
Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $221,000.00.

Affiant

Karen Johnson Davidson County
Batch# 375118 DEEDWARR
03/20/2020 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $817.70
20200320-0030600

Subscribed and sworn to before me this 18th day of March, 2020.

Notary Public
My Commission Expires: 10/2/2022

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2020-86

Address of New Owner:	Send Tax Bills to:	Tax Information:
Makram Abdelseed	United Shore Financial Services, LLC.	
434 Carl Miller Drive	585 South Blvd. East	172-04-0B-002.00-CO
Nashville, TN, 37013	Pontiac, MI 48341	

WARRANTY DEED

For and in 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

Farkhondeh Karbaf, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Makram Abdelseed, a married man, as sole ownership

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit B, as shown on Exhibit B, in the Master Deed establishing a Planned Unit Development for the Carl Miller Townhomes of record in instrument No: 20080212-0014042, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Farkhondeh Karbaf, unmarried by Quitclaim deed from Peyman Raissi, unmarried of record in Instrument No. 20190925-0097512 Register's Office for Davidson County, Tennessee, dated September 25, 2019 and recorded on September 25, 2019.

Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20080212-0014042 "EXHIBIT B', Affidavit at Instrument No. 20091008-0093829 and Plat Book 4675, Page 68, in the Register's Office of Davidson County, Tennessee.

Master Deed, Declaration of Covenants, Conditions and Restriction of record in Instrument No 20080212-0014042 and Affidavit at Instrument No. 20091008-0093829, in the said Register's Office.

Charter recorded at Instrument No. 20080212-0014041, in the said Register's office.

Agreement of record in Book 8200, Page 275, in the said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **434 Carl Miller Drive, Nashville, TN 37013.**

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 our hands this 18th day of March, 2020.

Farkhondeh Karbaf 03/18/2020
Farkhondeh Karbaf

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 Farkhondeh Karbaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 2020.

D. Shayne Adair, Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Car. Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

My Commission Expires: 7-5-21