Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., #801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 375658 DEEDWARR
03/23/2020 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $728.90
20200323-0031121

WARRANTY DEED

Effective as of **March 17, 2020,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Adel N Kamel and wife, Fawzya L. Abdo and daughter Gorgina A. Nasef,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **JEFF 1, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Lot 116, REVISED SUBDIVISION PLAN FOR PHASE II, FOREST VIEW PARK, SECTION V, LOTS 107 THRU 116, as shown on plat of record in Plat Book 6200, Page 337, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by Quit Claim Deed of record at **Instrument Number 20150924-0097047** in the Register's Office of **Davidson County**, Tennessee. **The Grantors certifies that the herein property is strictly investment property and does not constitute as their homestead.**

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6200, Page 337 and Plat Book 6250, Page 458; Covenants, conditions and restrictions as set forth in Deed recorded in Deed Book 6569, Page 294; Easements of record at Book 6897, Page 108 and Book 6897, Page 154; all of record in the Register's Office of **Davidson County**, Tennessee; and **2020 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

IN WITNESS the Grantor's hand in Davidson County, State of Tennessee on this 16 day of March, 2020.

GRANTORS:

ADEL N KAMEL
Adel N Kamel

FAWZYA L ABDO
Fawzya L. Abdo

Gorgina A. Nasef
Gorgina A. Nasef

STATE OF TN
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Adel N Kamel, Fawzya L. Abdo and Gorgina A. Nasef,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of his/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson **County**, State of Tennessee this 16th day of March, 2020.

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Karen R. Campbell
Notary Public

My Commission Expires:
Nov. 8, 2021

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3152 Kinwood Dr., Antioch, TN 37013 Mail tax bills to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 150 09 0 188.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $197,00.00. ADEL N KAMEL AFFIANT Subscribed and sworn to before me this 16th day of March, 2020. Karen R. Campbell NOTARY PUBLIC Commission expires: Nov. 8, 2021 State of TN County of Davidson

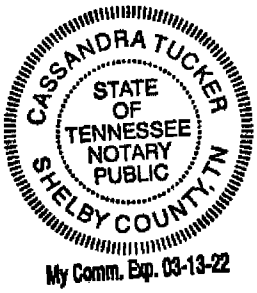
KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Cassandra Tucker, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.



Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

Notary's Seal (If on paper)