Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0655

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of March, 2020

Notary Public

Commission Expires: 9/6/2023

COUNTY OF DAVIDSON SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 379488 DEEDWARR
03/30/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,485.92
20200330-0034066

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samir Yussef Boukli-Hacene and Austin L. Nichols 1600 Riverwood Drive Nashville, TN 37216	Fairway Independent Mortgage Corporation ISAOA/ATIMA 4201 Marsh Lane Carrollton, TX 75007	062-130-064.00

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, I/WE,

MTMT LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samir Yussef Boukli-Hacene and Austin L. Nichols, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 parts of Lots Nos. 36 and 37 of Block "G" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, April 14, 1949, as follows:

Beginning on the Westerly margin of Williams Ferry Road, now Riverwood Drive, at the Northwest corner of Lot 37; thence with the Westerly margin of said Road, Southwardly 186.4 feet; thence Westwardly 139.97 feet to the Easterly margin of Lot No. 4; thence with the Easterly margin of Lots 1, 2, 3, and 4, Northwardly 233.1 feet to the beginning.

Being the same property conveyed to Kerry L. Davidson and wife, Monica A. Davidson by Warranty deed from William A. Coleman and wife, Julia A. Coleman of record in Book 6937, page 114 , Register's Office for Davidson County, Tennessee, dated July 10, 1986 and recorded on August 01, 1986.

Being the same property conveyed to Monica A. Davidson by Quitclaim deed from Kerry L. Davidson of record in Book 7666, page 239, Register's Office for Davidson County, Tennessee, dated September 30, 1988 and recorded on September 30, 1988.

Being the same property conveyed to MTMT LLC, a Tennessee Limited Liability Company by Warranty deed from Monica A. Davidson, married of record in Instrument No. 20191001-0100190 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 01, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1600 Riverwood Drive, Nashville, TN 37216

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of March, 2020.

MTMT LLC, a Tennessee Limited Liability Company

By: Mike N. Tudeen, Partner
Mike N. Tudeen, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Mike N. Tudeen, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Partner of MTMT LLC, and that he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of March, 2020.

Notary Public
My Commission Expires: 9/6/2023

(Notary Seal)

STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L. HEINRICH
COUNTY OF DAVIDSON

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022