Karen Johnson Davidson County
Batch# 383967 DEEDWARR
04/09/2020 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20200409-0037788

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-20-6479

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this the ~~3rd~~ 8th day of April, 2020.

Notary Public
My Commission Expires: OCT 2 0 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paulo H. Silveira and Ana Caroline Silveira 555 Bell Road Antioch, Tennessee 37013	New Owner	149-00-0-131.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Youssef S, Tawfik and wife, Cherine Tawfik**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Paulo H. Silveira and Ana Caroline Silveira, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, October 12,1959, as follows:

Beginning on the Westerly margin of Old Hickory Boulevard at the Southeast corner of the property conveyed to D. L. Webb and wife, by deed from James Loyal Sanders and wife, of record in Book 2926, Page 133, Register's Office for Davidson County, Tennessee; thence with the Westerly margin of said Old Hickory Boulevard around a slight curve Southwardly 9 feet to a concrete monument; thence continuing with the Westerly margin of said Boulevard, South 11 degrees, 45 minutes East 47 feet to a concrete monument; thence continuing with the Westerly margin of said Boulevard around a slight curve, Southwardly 46 feet to an iron pin; thence North 87 degrees, 45 minutes West 288 feet to an iron pin; thence North 5 degrees, 45 minutes West 110 feet to an iron pin in the Southerly line of said Webb property, South 87 degrees, 15 minutes East 279 feet to the beginning, containing 71/100 of an acre, more or less.

LESS AND EXCEPT that portion of record in Book 10102, Page 703, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Youssef S. Tawfik and wife, Cherine Tawfik by deed from Delbert M. Stockton Jr., married of record in Instrument No. 20111103-0085985 Register's Office for Davidson County, Tennessee, dated October 24, 2011 and recorded on November 03, 2011.

This is ☒ improved or ☐ unimproved property located at: **555 Bell Road, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2020 and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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 WHEREOF, Grantor has executed this instrument on this 2 day of April, 2020.

GRANTOR:

Youssef S, Tawfik

Cherine Tawfik

STATE OF South Carolina
COUNTY OF Greenville

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Youssef S, Tawfik and Cherine Tawfik, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2 day of April, 2020.

ADRIANA PEREZ
Notary Public - State of South Carolina
My Commission Expires June 18, 2028

Notary Public
My Commission expires: 06/18/28

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER