This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6657

Karen Johnson Davidson County
Batch# 385481 DEEDWARR
04/14/2020 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $958.30
20200414-0038790

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $259,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2020.

Notary Public
My Commission Expires: 9-21-22

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Lindsey and Emalie Lindsey 1233 Twin Circle Drive Nashville, TN 37217	Churchill Mortgage Corporation 1749 Mallory Lane Suite 100 Brentwood, TN 37027	149-12-0B-026.00

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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Magdy Kamel and Martha Mina, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL LINDSEY AND EMALIE LINDSEY, HUSBAND AND WIFE**, hereinafter called the Grantees, htheir 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 Lot No. 61 on the Plan of Phase 1, Forest Cove, of record in Plat Book 9700, Page 754 and 755, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Magdy Kamel and Martha Mina, Husband and Wife, by Warranty Deed from Chandy Manivong and Khonsavanh Manivong, Husband and Wife, of record in Instrument No. 20160223-0017200, in the Register's Office of Davidson County, Tennessee, dated February 19, 2016 and recorded on February 23, 2016.

Being the same property conveyed to Magdy Kamel and Martha Mina, Husband and Wife, by Warranty Deed from Chandy Manivong and Khonsavanh Manivong, Husband and Wife, of record in Instrument No. 20160222-0016926, in the Register's Office of Davidson County, Tennessee, dated February 19, 2016 and recorded on February 22, 2016.

This is ☒ improved or ☐ unimproved property located at: **1233 Twin Circle Drive, Nashville, TN 37217**

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 Grantors paying their prorated share thereof to the Grantees 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 10th day of April, 2020.

GRANTOR:

Magdy Kamel

Martha Mina

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Magdy Kamel and Martha Mina, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of April, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

