This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6499

Karen Johnson Davidson County
Batch# 385857 **DEEDWARR**
04/15/2020 10:06:26 AM 2 pgs
Fees: $13.00 Taxes: $443.63

20200415-0039290

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $119,900.00.

Affiant

Subscribed and sworn to before me, this the 9th day of April, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lynzee Pinkert 920 Coarsey Drive Nashville, TN	NEW OWNER	107 13 0A 020.00

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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Atef Boutros, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lynzee Pinkert, a single woman**, hereinafter called the Grantees, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 920, Four Maples Condominiums, as established under Master Deed of record in Book 5657, Page 438, as corrected in Book 5660, Page 185, amended in Book 9263, Page 512 and Instrument No. 20051012-0122820, and depicted in Plat Book 5200, Page 283, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Atef Boutros, married, by Warranty Deed from Mohammad Zaki Aldajami, unmarried, of record in Instrument No. 20060901-0108236, in the Register's Office of Davidson County, Tennessee, dated August 31, 2006 and recorded on September 01, 2006.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is ☒ improved or ☐ unimproved property located at: **920 Coarsey 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 Grantor paying his prorated share thereof to the Grantee 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 9th day of April, 2020.

GRANTOR:

Atef Boutros

STATE OF TENNESSEE
COUNTY OF Williamson

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

WITNESS my hand and seal at office this 9th day of April, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY