WARRANTY DEED

Karen Johnson Davidson County
Batch# 387061 DEEDWARR
04/16/2020 03:39:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20200416-0040159

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LAURA RAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mosad Mosad	SWBC	16208001000
(NAME)	(NAME)	
52 Tusculum Rd.	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Atef Abaskharoun, unmarried and Amal Abaskharoun, unmarried,** hereinafter called the GRANTORS, have bargained and sold. and by these presents do transfer and convey unto **Mosad Mosad and Magda Ayad, 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:

Being Lot Np. 6, on the Plan of Antioch Park, Section I, of record in Pal Book 3600, Page 96, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description,

Being the same property conveyed to Atef Abaskharoun and wife, Amal Abaskharoun, by deed of record in Instrument No. 20130916-0097121, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 52 Tusculum Rd., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hands this 10th day of April, 2020.

Atef Abaskharoun

Amal Abaskharoun

State of Tennessee
County of Davidson

Personally appeared before me Atef Abaskharoun, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

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

Notary Public _____
My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

State of Tennessee
County of Davidson

Personally appeared before me Amal Abaskharoun, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of April, 2020.

Notary Public _____
My Commission Expires: _____

File No.: 14696

Witness my/our hands this 10th day of April, 2020.

Atef Abaskharoun

Amal Abaskharoun

State of Tennessee
County of Davidson

Personally appeared before me Atef Abaskharoun, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of April, 2020.

Notary Public _____
My Commission Expires: _____

State of Tennessee
County of Davidson

Personally appeared before me Amal Abaskharoun, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

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

Notary Public _____
My Commission Expires: _____

File No.: 14696

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY