Karen Johnson Davidson County
Batch# 387770 DEEDWARR
04/17/2020 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200417-0040674

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020

(AFFIX SEAL)

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

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tien Truong and Trung Le	SunTrust Bank	164100A04700CO
(NAME) 4208 Sandstone Drive	(NAME) 1600 River Edge Pkwy, Ste 500	
(ADDRESS) Nashville, TN 37013	(ADDRESS) Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

NASHWA GAMAL EL DIN EID TRUSTEE OF THE NASHWA GAMAL EL DIN EID TRUST DATED 8-27-2010,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIEN TRUONG AND TRUNG LE, HUSBAND AND HUSBAND,

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 all of Lot No. 160, Village One, Summerfield, according to plat and survey of same appearing of record in Plat Instrument No. 200002110014170, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Nashwa Gamal El Din Eid, Trustee of the Nashwa Gamal El Din Eid Trust dated August 27, 2010 by Deed dated February 4, 2017 from Nashwa Eid, a married person, recorded February 15, 2017, in Instrument Number 20170215-0015658, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 4208 Sandstone Dr., Nashville, TN 37013

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

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 hand(s) this 14th day of April, 2020

The Nashwa Gamal El Din Eid Trust dated 8-27-2010

E-signed by Nashwa Gamal El Din Eid on April 14, 2020 at 04:46 PM CDT
Nashwa Gamal El Din Eid
125463

By: 2020-04-14
Nashwa Gamal El Din Eid, Trustee

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 14th day of April, 2020, before me personally appeared Nashwa Gamal El Din Eid, Trustee of the Nashwa Gamal El Din Eid Trust dated 8-27-2010, by means of an interactive two-way audio/video communication, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2020.

Kevin Criswell
95444

Notary Signature
My commission expires: Aug. 21, 2023

E-signed by Kevin Criswell on April 14, 2020 04:48 PM CDT
NOTARY PUBLIC
KEVIN CRISWELL
State of Tennessee
Online Notary Public
County of Robertson
My Commission Expires:
August 21, 2023
Notarized remotely via audio/video communication

LT&E File #16509

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)

