# WARRANTY DEED

Karen Johnson Davidson County
Batch# 390940 DEEDWARR
04/23/2020 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200423-0042956

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Nayer Isaac
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF APRIL, 2020

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nayer Isaac and Mervat Zaki | new owners at property | |
| (NAME) 2129 Beachfront Ave | (NAME) address | 165050A12000CO |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) | |
| (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, **Reda M Isaac, a married man, and Ibraam Masoud, a married man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nayer Isaac and Mervat Zaki, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 159, South Shore, Section I, Phase II, as shown on plat of record in Instrument No. 20050210-0015592, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby m ade for a more particular description of said property.**

Being the same property conveyed to Reda M. Isaac and Ibraam Masoud by virtue of that certain Warranty Deed dated February 17, 2017, and being of record at Instrument No. 20170221-0017548, in the amount of $148,000.00 in the Register's Office of Davidson County, Tennessee.

The above described property has never been the primary residence of either grantor, and has been used for investment purposes only.

**This conveyance is subject to all easements, restrictive covenants and conditions including** Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20050210-0015592 and Boundary Plat at Instrument No. 20010417-0037237, Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000615-0059555, 20010417-0037237 and 20051103-0133346, Charter recorded at Instrument No. 20050811-0095166, Easements of record at Book 7239, Page 809, Instrument No. 20020913-0111662, 20031210-0177420 and 20060203-0013756, Agreement of record in Instrument No. 20010221-0016129, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2129 Beachfront Ave 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 hand this 20th day of April, 2020.

Reda M. Isaac

**Reda M Isaac**

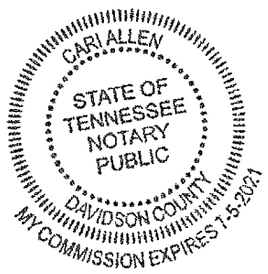
**Ibraam Masoud**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Reda M Isaac and Ibraam Masoud** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of April, 2020.

Notary Public
My Commission Expires: 7-5-21



Certificate of Authenticity

I, Venikka Branch, 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 Davidson
Personally appeared before me, Car. Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21