Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-4516

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6531

Karen Johnson Davidson County
Batch# 392929 DEEDWARR
04/29/2020 08:28:30 AM 4 pgs
Fees: $23.00 Taxes: $703.00
20200429-0044518

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

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

Notary Public
My Commission Expires: 11/20/2023

ANDREA ANTHONY PAYNE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES NOVEMBER 20, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nkeiruka Icheke 1041 Brittany Park Drive Nashville, TN 37013	Bank of America, N.A. 4500 Amon Carter Boulevard MS: TX2-981-03-21 Fort Worth, TX 76155	162-12-0A-042.00-C

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, I, **Ali Ebadah, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Nkeiruka G. Icheke and Alex Icheke**, 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:

Lot 42, BRITTANY PARK PHASE 1B FIRST REVISION, as shown on plat of record in Book 9700, Page 610, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ali I. Ebadah, unmarried, by Warranty Deed from Bari Bennett Yarbrough, unmarried, of record in Instrument No. 20140819-0075057, in the Register's Office of Davidson County, Tennessee, dated August 15, 2014, and recorded on August 19, 2014.

The execution of this instrument is effected by the signature of Budoor Alkhazaali as Attorney-In-Fact for Ali Ebadah, which Power of Attorney is recorded as Instrument No. __202004290044517__, in the Register's Office for Davidson County, Tennessee. The affidavit of said Attorney-in-Fact is attached hereto as Exhibit "A" and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **1041 Brittany Park Drive, Nashville, TN 37013.**

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 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:
Ali Ebadah by Budoor Alkhazaali, his Attorney-In-Fact
Ali Ebadah by Budoor Alkhazaali, his Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Budoor Alkhazaali, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Ali Ebadah and that he is authorized by Ali Ebadah to execute this instrument on his behalf.

WITNESS my hand and seal at office this 11th day of April, 2020.

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Steven W. Nordstrom
Notary Public
My Commission expires: 10/17/2021

EXHIBIT "A"

TO Warranty Deed
From: Ali Ebadah
To: Nkeiruka G. Icheke and Alex Icheke

STATE OF Tennessee
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the Principal thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Powers of Attorney, either by revocation or by the principals' death, disability, or capacity.

Further the Affiant Saith not.

Budoor Alkhazaali
Budoor Alkhazaali, Affiant

WITNESS my hand and seal at office this 11th day of April, 2020.

Steven W. Nordstrom
Notary Public
My Commission Expires: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202004290044518

CERTIFICATE OF AUTHENTICITY

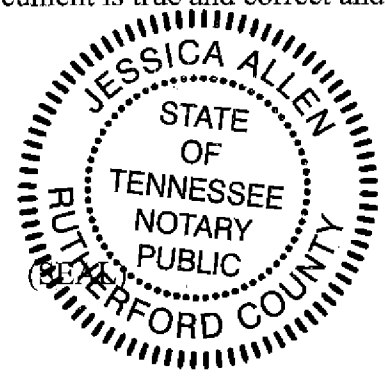
I, Lauren Tipton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lauren Tipton
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Jessica Allen, a notary public in and for the aforesaid county and state, the within named Lauren Tipton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jessica Allen
Notary Public

My Commission Expires: 4-18-2021

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