This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6961

Karen Johnson Davidson County
Batch# 397922 DEEDWARR
05/08/2020 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200508-0048217

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Ali Ebadah by Budoor Alkhatali
Affiant attorney in fact

Subscribed and sworn to before me, this the 4th day of May, 2020.

Notary Public
My Commission Expires: 8.25.2023

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary Sauce Mayeaux and Jonathan David Mayeaux 911 Cahal Avenue Nashville, TN 37206	Bancorp South Bank PO Box 3356 Tupelo, MS 38803-3356	072-09-3C-002.00CO

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 I. Ebadah, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mary Sauce Mayeaux and Jonathan David Mayeaux, wife 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit B on the Plan of 911 Cahal Avenue Townhomes, a Townhouse Planned Unit Development (horizontal property regime with private elements), created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Protective Covenants, Conditions and Restrictions for 911 Cahal Avenue Townhomes, a Townhouse Planned Unit Development (horizontal property regime with private elements), of record in Instrument No. 20170921-0097061, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 911 Cahal Avenue Townhomes provided in said Declaration, together with the By-Laws appended thereto, the plat filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being part of the same property conveyed to Ali Ebadah by Warranty Deed from 508 Investors, LLC, a Tennessee limited liability company, recorded on the 12th day of August, 2016 in Instrument No. 20160812-0084169, in the Register's Office of Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Budoor Alkhazaali as Attorney-In-Fact for Ali I. Ebadah, which Power of Attorney is recorded as Instrument No. 20200406-0036145, 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: **911 Cahal Avenue, Nashville, TN 37206.**

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 4th day of May, 2020.

GRANTOR:

Ali I. Ebadah by Budoor Alkhazaali his Attorney-In-Fact

Ali I. 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 I. Ebadah, and that he is authorized by Ali I. Ebadah to execute this instrument on his behalf.

WITNESS my hand and seal at office this 4th day of May, 2020.

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission expires: 8-29-2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal) ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Signature
My Commission Expires: September 7, 2020

EXHIBIT "A"
TO Warranty Deed
From: Ali I. Ebadah
To: Mary Sauce Mayeaux and Jonathan David Mayeaux

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 Power of Attorney, either by revocation or by the principals' death, disability, or capacity.

Further the Affiant Saith not.

Ali Ebadah by Badoor Alkhazaali
Affiant
attorney in fact

WITNESS my hand and seal at office this 4th day of May, 2020.

Notary Public
My Commission Expires: 8-29-2023

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202005080048217