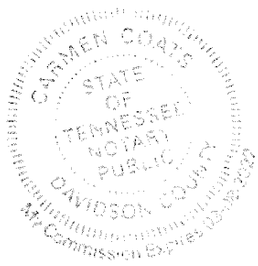
Karen Johnson Davidson County
Batch# 398411 DEEDWARR
05/11/2020 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $314.50
20200511-0048890

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $85,000.00. Affiant Subscribed and sworn to before me, this the 6th day of May, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mody Shehata Ayoob Ayoob	New Owners	043-01-0C-023.00-CO
217 Groovedale Trace		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NELSON ANDREW BECK AND CHRISTAL DAWN BECK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MODY SHEHATA, A MARRIED MAN AND AYOOB AYOOB, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 23, Homes at Pierce Road, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at Pierce Road, as set forth in Exhibit " B" of record in Instrument No. 20200304-0024402, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Ruby Lee Grant by Warranty Deed from James T. Smith, et ux, Mary A. Smith of record in Book 5437, Page 571, Register's Office for Davidson County, Tennessee, dated May 16, 1979 and recorded on May 18, 1979.

Being a portion of the same property conveyed to Ruby Lee Grant by Warranty Deed from James T. Smith, et ux, Mary A. Smith of record in Book 5437, Page 574, Register's Office for Davidson County, Tennessee, dated May 16, 1979 and recorded on May 18, 1979.

Being a portion of the same property conveyed to Deborah Love by Quitclaim Deed from Ruby Lee Grant, of record in Instrument No. 20190717-0069960, Register's Office for Davidson County, Tennessee, dated August 09, 2018 and recorded on July 17, 2019.

Being a portion of the same property conveyed to Ruby Lee Grant by Quitclaim Deed from Deborah Love, of record in Instrument No. 20190808-0079096, Register's Office for Davidson County, Tennessee, dated August 05, 2019 and recorded on August 08, 2019.

Being a portion of the same property conveyed to Nelson Andrew Beck and Christal Dawn Beck, husband and wife, by Warranty Deed from Ruby Lee Grant, a widow, of record in Instrument No. 20190823-0084934, Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on August 23, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1207 Pierce Road, Lot 23, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of May, 2020.

Nelson Andrew Beck

Christal Dawn Beck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nelson Andrew Beck and Christal Dawn Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of May, 2020.



Notary Public

My Commission Expires:

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022