This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7144

Karen Johnson Davidson County
Batch# 402678 DEEDWARR
05/19/2020 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $802.90
20200519-0051934

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $217,000.00.

Affiant

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 8th day of May, 2020.

Notary Public
My Commission Expires: 5/15/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tamer Abousaleeb Sameh Abousaleeb 4969 Napoli Dr Mt Juliet, TN 37122	same 4969 Napoli Dr. Mt Juliet, TN 37122	133-11-29.00

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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mary M Duff N/K/A/ Mary M Golden, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tamer Abousaleeb, a married man and Sameh Abousaleeb, 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 Lot No. 12 on the plan of Paragon Hills, of record in Book 3300, page 100, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 65.0 feet on the southwesterly margin of Sam Boney Drive and extends back 161.0 feet on the northwesterly line and 159.3 feet on the southeasterly line to a dead line in the rear, measuring 65.1 feet thereon.

Being the same property conveyed to Mary M. Duff by Decree for Redemption from The State of Tennessee in its own behalf and for the use and benefit of the Metropolitan Government of Nashville and Davidson County, Tennessee, dated December 13, 2002, recorded March 11, 2005, of record in Instrument No. 20050311-0027335, Register's Office for Davidson County, Tennessee (see also Final Decree Confirming Sale of record in Instrument No. 20020814-0098193, said Register's Office); and further, being the same property conveyed to Mary M Golden by Quitclaim Deed from Billy Golden, dated May 1, 2020, of record in Instrument No. 202005190051933, Register's office for Davidson, County, Tennessee; and further, being the same property conveyed to Billy Golden and wife, Mary M. Golden by Quitclaim Deed from Mary M. Duff, now known as Mary M. Golden, dated May 19, 2000, recorded May 24, 2000, of record in Instrument No. 200005240052064, said Register's Office; and further, being the same property conveyed to Mary M. Duff, unmarried by Warranty Deed from John D. Honey and wife, Lorine L. Honey, dated July 24, 1986, recorded July 28, 1986, of record in Book 6931, page 89, said Register's Office.

This is improved property located at: **3823 Sam Boney Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 8th day of May, 2020
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GRANTOR:

Mary M Golden

Mary M Golden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary M Golden, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of May, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Jim Myers

Notary Public
My Commission expires: _____

202005190051934

True Copy Certification

I, Nick Harris, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY