This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7343 12-20-7343

Karen Johnson Davidson County
Batch# 419038 DEEDWARR
06/18/2020 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20200618-0064150

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2020.

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kathryn Houselog and Scott Shewmon 640 Rocky Mountain Parkway Nashville, TN 37013	First Community Mtg 2102 Robert Rose Dr Ste200 Murfreesboro TN 37129	135-14-0A-148.00-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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Basem El Aarag n/k/a Basem Rizk and Heba El Sakka n/k/a Heba Elsaka, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kathryn Houselog, a single woman and Scott Shewmon, a single man, as tenants in common with rights of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Phase Four, Pinnacle Point Subdivision, of record in Plat Book 6900, Page 524, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Basem El. Aarag and Heba El. Sakka, husband and wife, by Warranty Deed From Daniel Denku and Aziz Mohammed, a married couple, of record in Instrument No. 20150608-0053467, in the Register's Office of Davidson County, Tennessee, dated June 04, 2015 and recorded on June 08, 2015.

Basem El Aarag is one and the same person as Basem Rizk. The said Basem El Aarag legally changed his name to Basem Rizk once he became a United States Citizen. Furthermore, Heba El Sakka is one and the same person as Heba Elsaka. The said Heba El Sakka legally changed her name to Heba Elsaka once she became a United States Citizen.

This is ☒ improved or ☐ unimproved property located at: **640 Rocky Mountain Parkway, 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 Grantors paying their 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 5th day of June, 2020.

GRANTOR:

Basem El Aarag n/k/a Basem Rizk
Basem El Aarag n/k/a Basem Rizk

Heba El Sakka n/k/a Heba Elsaka
Heba El Sakka n/k/a Heba Elsaka

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Basem El Aarag n/k/a Basem Rizk and Heba El Sakka n/k/a Heba Elsaka, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of June, 2020.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202006180064150

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

