WARRANTY DEED

Karen Johnson Davidson County
Batch# 425643 DEEDWARR
06/25/2020 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $582.75
20200625-0068505

Address New Owners as:	Tax Bill To: New Owner	Map / Parcel
Andro Abdalsayed 1042 Regents Park Circle Antioch, TN 37013	c/o U.S. Bank Home Mtg 7601 Penn Ave S, Ste A1 Richfield, MN 55423	149 02 0A 028.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **John Hlad and wife, Haydee Hlad** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto, **Andro Abdelsayed and Martiena Abdo, husband and wife (The "Grantee")**, Grantee's heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot NO. 28-A, Zone Lot Division, Lots Nos. 23 thru 32, Picadilly Square Phase I, of record in Plat Book 5200, Page 720, 721 and 722 and amended in Book 6250, Page 468, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Hlad and wife, Haydee Hlad, by Warranty Deed from Lorraine W. Smith, Trustor and Trustee of the E & L Smith Family Trust dated December 7, 1992, of record in Instrument Number 20111130-0092928, Register's Office for Davidson County, Tennessee.

This is improved property known as 1042 Regents Park Circle, Antioch, TN 37013.

This conveyance is subject to the following:

1. Davison County taxes for 2020 and subsequent years, a lien not yet due and payable.
2. Covenants as of record in Book 6250, Page 468, said Register's Office.
3. This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6236, Page 683, and Book 6236, Page 730, amended in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190, Book 6830, Page 739 and in Book 6236, Page 708, amended in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, and Book 6300, Page 431, said Register's Office.
4. All matters appearing on the Plan of record in Plat Book 5200, Page 720, 721, and 722 and amended in Book 6250, Page 468, and Sanitary Sewer Easement of record in Book 6186, Page 238, Book 6251, Page 6165, Book 6271, Page 187, Book 6331, Page 481, Book 6530, Page 823, and Book 7389, Page 189 and Power Line Easement of record in Book 6298, Page 491 and Water line Easement of record in Book 7389, Page 213, said Register's Office.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $157,500.00

Affiant

Subscribed and sworn to before me this 18th day of June, 2020.

Notary Public

My Commission Expires: 5-3-2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 18 day of June, 2020.

John Hlad

Haydee Hlad

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

John Hlad and Haydee Hlad

Before me, the undersigned of the state and county mentioned, personally appeared ~~Fred N. Notestine~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at Nashville, Tennessee, this 18th day of June, 2020.

Notary Public

My Commission Expires: 5-3-2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

May 3, 2021

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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: 11-06-2023

MAXINE J. R
NOTA
PUBLI
AT
LARGE
AVIDSON COUNTY, TE