This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7854

Karen Johnson Davidson County
Batch# 431973 DEEDWARR
07/07/2020 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $462.13
20200707-0073143

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $124,900.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2020.

Notary Public
My Commission Expires: 11-03-2020

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

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Eyd Toss and Osama Dous<br>370 Wallace Road #G16,<br>Nashville, TN 37211 | ~~3804 Montgomery way~~<br>~~Smyrna TN 37167~~ | 147-03-0B-031.00-CO |

# 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, I/we, **Lydia Rodriguez, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eyd Toss, a married man and Osama Dous, a married man, as tenants in common** 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. G-16 on the Plan of Southern Hills Condominium as established by the Master Deed of record in Book 6594, Page 502, and as amended in Book 7044 Page 209 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate Property.

Being the same property conveyed to Lydia Rodriguez by Warranty deed from Belinda D. Catanach, trustee for Patti Sue Falls Davis under the Will of James R. Falls, Sr of record in Instrument No. 20050329-0033167 Register's Office for Davidson County, Tennessee, dated March 28, 2005 and recorded on March 29, 2005

This is ☒ improved or ☐ unimproved property located at: **370 Wallace Road #G16, Nashville, TN 37211.**

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 Grantee paying his/her/their prorated share thereof to the Grantor 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.



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**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 1st day of July, 2020.

GRANTOR:

Lydia Rodriguez

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lydia Rodriguez, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of July, 2020.

Notary Public
My Commission expires: 6/17/24



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# 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

