RECORD & RETURN TO:
Midtown Title LLC
1704 Charlotte Avenue Suite 105
Nashville, TN 37203
File No.: 1-20 7254

Karen Johnson Davidson County
Batch# 437318 DEEDWARR
07/14/2020 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20200714-0076815

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0787

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Madeha Shakhlol

Affiant

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of July, 2020

Notary Public

Commission Expires: NOV 0 8 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Madeha Shakhlol 909 Goodbar Drive Nashville, TN 37217	Reliant Bank Mortgage 105 Continential Place Ste. 300 Brentwood TN 37027	107-14-0-053.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jaclyn B. Poole, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Madeha Shakhlol and Issam Youssef, husband and wife

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. 55 on the Plan of Miro Meadows Subdivision of record in Plat Book 1424, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jaclyn B. Poole by Warranty deed from Bekhzodkhon S. Dusmukukhamedov, unmarried of record in Instrument No. 20160414-0035634 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on April 14, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 909 Goodbar Drive, Nashville, TN 37217

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

Dated this the 10th day of July, 2020.

Jaclyn B. Poole

STATE OF INDIANA
COUNTY OF MARION

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jaclyn B. Poole** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at INDIANAPOLIS (city), INDIANA (state) this 10th day of July, 2020.

DEBRA S REED
Notary Public – Seal
Marion County – State of Indiana
Commission Number 710262
My Commission Expires Feb 7, 2026

Debra S. Reed
Notary Public
My Commission Expires: Feb 7, 2026

(Notary Seal)

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

