WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-207851

Karen Johnson Davidson County
Batch# 442293 DEEDWARR
07/22/2020 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20200722-0080434

Name and Address of New Owner:
Mouhab M. Lawendy and Emaan Toork
3357 Oak Trees Court
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 15007052700

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Shenoda Sarofem and Hanan Melk, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mouhab M. Lawendy and Emaan Toork, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Located in Davidson County, Tennessee, being Lot 29B, Zone Lot Division of Lots 25, 26, and 29, Lakeshore Woods, Section 3, as shown on plat of record in Plat Book 6250, Page 749, amending Book 5200, Page 621, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shenoda Sarofem and wife, Hanan Melk by Quitclaim Deed from Shenoda Sarofem, dated April 11, 2016, of record in Instrument 220160418-0037123, Register's office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3357 Oak Trees Court, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of July, 2020.

Shenoda Sarofem (SEAL)
Shenoda Sarofem

Hanan Melk (SEAL)
Hanan Melk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2020, before me personally appeared Shenoda Sarofem and Hanan Melk, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of July, 2020.

GREG FAIRRETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11.8.2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of July, 2020.

Rachel Marie Collins
Notary Public
My commission expires: 3.6.2024
File No. 20-1264

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

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

