RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1982

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of July, 2020

Notary Public

Commission Expires: 9/6/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bassem Ammouri and Charlotte Ammouri 5817 Fredericksburg Drive Nashville, TN 37215	OWNER	145-05-0-013.00

Karen Johnson Davidson County
Batch# 442362 DEEDWARR
07/22/2020 01:02:00 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20200722-0080543

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,

J&B Realty Holdings LLC

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

Bassem J. Ammouri and Charlotte Elizabeth Ammouri, 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. 19 on the Plan of Tyne Valley Estates, Section 4 of record in Plat Book 3600, Page 10, 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 Mark G. Tobin and wife, Karen D. Bishop by Warranty Deed from Stanley H. McQuiston and wife, Robyn L. McQuiston of record in Instrument No. 20070507-0054151, Register's Office for Davidson County, Tennessee, dated April 23, 2007 and recorded on May 07, 2007.

Being the same property conveyed to Mark G. Tobin by Quitclaim Deed from Karen D. Bishop of record in Instrument No. 20090106-0001206, Register's Office for Davidson County, Tennessee, dated December 23, 2008 and recorded on January 06, 2009.

Being the same property conveyed to J & B Realty Holdings, LLC by Warranty deed from Mark G. Tobin, an unmarried man, of record in Instrument No. 20200306-0025435, Register's Office for Davidson County, Tennessee, dated March 03, 2020 and recorded on March 06, 2020.

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: 5817 Fredericksburg Drive, Nashville, TN 37215

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 21st day of July, 2020.

J&B Realty Holdings LLC

By: Michael Jakubowski, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Michael Jakubowski, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Member of J&B Realty Holdings LLC, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of July, 2020.

Notary Public
My Commission Expires: 4/6/2022

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON

(Notary Seal)

WARRANTY DEED