Karen Johnson Davidson County
Batch# 447758 DEEDWARR
07/31/2020 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20200731-0084699

WARRANTY DEED

ANDREA ANTHONY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 20, 2023

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/20/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Youstina Nageeb Abdallah	SWBC	133-12-0-104.00
(NAME)	(NAME)	
418 Tampa Dr.	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Candelario Valladares**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Youstina Nageeb Abdallah, a single person**, hereinafter called the GRANTEE(S), 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. 58 on the plan of Windsor Park of record in Book 3600, Page 64, Register's Office for said County.

Said Lot No. 58 fronts 67.6 feet on the easterly margin of Tampa Drive and extends back 231.07 feet on the the northerly line and 223.40 feet on the southerly line to a dead line in the rear, measuring 68.03 feet thereon.

Being the same property conveyed to Candelario Valladares by Warranty Deed dated 07/30/2004 from Mark Patrick and wife Linda Patrick fka Linda DeFoor of record in Instrument 200408050094114, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth per Plat at Book 3600, Page 64; Restrictive Covenant for Accessory Apartment of record in Instrument 201009020070019, Register's Office for Davidson County, Tennessee; Real Property Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 418 Tampa Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of July, 2020.

Candelario Valladares

Candelario Valladares

State of Tennessee
County of Rutherford

Personally appeared before me Candelario Valladares, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of July, 2020.

Andrea Anthony Payne

Notary Public
My Commission Expires: 11/20/2023

ANDREA ANTHONY PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY