Karen Johnson Davidson County
Batch# 461130 DEEDWARR
08/20/2020 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20200820-0094203

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: ~~JANUARY 23, 2023~~ 11-8-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1796 Title, LLC, 600A Frazier Drive, Suite 123, Franklin, TN 37067

File No.: 20070103-PS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Amanda Keen and Kevin Howard	New Owner	135 12 0B 028.00
(NAME)	(NAME)	
2108 Nashboro Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AMGAD KHALIL A MARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, AMANDA KEEN, A SINGLE WOMAN, AND KEVIN HOWARD, A SINGLE MAN, 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:

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

Being Lot No. 28 on the plan of Horizontal Property Regime, Private Elements Plat, Nashboro Village Tract 7 of record in Book 1170, Pages 49 and 50, which amends the plat of record in Book 4660, page 156 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Amgad Khalil, a married man, by deed from Linwall Thomas, unmarried, of record in Instrument No. 20180402-0030094, Register's Office, Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2108 Nashboro Blvd, Nashville, TN 37217
(House No.) (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 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. 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 our hands this 14th day of August, 2020

Amgad Khalil

Germin Said

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of August, 2020, before me personally appeared Amgad Khalil, *and wife Germin Said 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 (or person's) free act and deed.

Notary Public

Printed Name: Tisha C. Baldwin

My Commission Expires: January 23, 2023

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

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

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212