This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20-8088-RSL

Karen Johnson Davidson County
Batch# 463115 DEEDWARR
08/25/2020 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $843.60
20200825-0095919

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $228,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2020.

Notary Public
My Commission Expires: 10/2/2022

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ban Al Mahdawi 840 Bishopsgate Road Nashville, TN 37013	Ban Al Mahdawi 840 Bishopsgate Road Nashville, TN 37013	149 02 0B 083.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Shady Soliman and Suzi Girgis aka Suzie Farag, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Ban Al Mahdawi, an unmarried woman, hereinafter called the Grantee(s), his/her/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. 209 on the Plan of Phase II Piccadilly Square as of record in Plat Book 6250, Pages 92 through 94, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Shady Soliman and Suzie Farag, by Warranty Deed from Shirley Hawkins and Steven Hawkins, of record in Instrument No. 20100120-0004948, in the Register's Office of Davidson County, Tennessee, dated December 31, 2009 and recorded on January 20, 2010.

This is improved property located at: **840 Bishopsgate Road, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; 6) Subject to all matters of record in Book 6250, Page 92-94, in the said Register's Office; 7) Declaration of Restrictions, Protective Covenants and Easements recorded at Book 6236, Page 683, Book 6295, Page 506, 520, 534, 548, 556, 564, 572, 580, 588, 596, 602, Book 6300, Page 409, 423, 431, 439, Book 6306, Page 833, Book 6496, Page 100, 107, 114, Book 6518, Page 184, 190 and Book 6830, Page 739, in the said Register's Office; 8) Charter recorded at Book 7288, Page 963, in the said Register's Office; 9) Easements of record at Book 6186, Page 238, Book 6251, Page 616, Book 6530, Page 819, 823, Book 6846, Page 606, 653 and Book 7883, Page 280, as recorded in the said Register's Office; and 10) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2020.

GRANTOR:

Shady Soliman

Shady Soliman

Suzi Girgis Suzie Farag

Suzi Girgis aka Suzie Farag

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shady Soliman and Suzi Girgis aka Suzie Farag, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of August, 2020.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

202008250095919

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21