Karen Johnson Davidson County
Batch# 467964 DEEDWARRSP
09/01/2020 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $876.90
20200901-0099165

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Foundation Title	~~Machiel Ayad and Tahany Abdallah~~ ~~5304 Hickory Woods DriveAntioch,~~ ~~TN 3701~~3 WS Bank 7601 Penn Ave S., Ste A1 Richfield, MN 55423

Order Number: 101-10241818

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Meshack Muluh and Therese Muluh, Husband and Wife**, for Two Hundred Thirty-Seven Thousand Dollars and 00/100 ($237,000.00) and other valuable consideration paid, warrants the title against all persons claiming under me and does hereby convey unto the Grantee(s), **Machiel Ayad and Tahany Abdallah, Husband and Wife**, whose address is 5304 Hickory Woods Drive, Antioch, TN 37013, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being all of Lot No. 3, on the Plan of Final Plat, Hickory Woods Estates, Section C, Phase II, as shown by plat appearing of record in Plat Book 9700, Page 952, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 176050B169.00
Street address of property: 5304 Hickory Woods Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20150626-0061624 in the Recorder's Office, Davison County, Tennessee.

Signed this 28 day of August, 2020.

Signature of Grantors:

Meshack Muluh

Therese Muluh

STATE OF Texas, COUNTY OF Tarrant, SS:

BE IT REMEMBERED That on this 28 day of August, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Meshack Muluh and Therese Muluh, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

MONICA PRINCE
Notary ID #132381340
My Commission Expires
February 28, 2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 176050B169.00
Street address of property: 5304 Hickory Woods Drive, Antioch, TN 37013

Meshack Muluh

Oath of Consideration

I or we, Therese Muluh, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $237,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 28 day of August, 2020.

Signatures of Affiant(s):

Sworn and subscribed before me this 28 day of August, 2020.

Notary Public

MONICA PRINCE
Notary ID #132381340
My Commission Expires
February 28, 2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY