WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-8578-mc

Karen Johnson Davidson County
Batch# 468210 DEEDWARR
09/01/2020 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200901-0099528

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Mena Faheem	SEND TAX BILLS TO: Iberiabank	MAP-PARCEL NUMBERS
(NAME) 918 Connelly Drive	(NAME) 12719 Cantrell Road, Suite 200	10713009700
(ADDRESS) Nashville, TN 37217	(ADDRESS) Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Youssef Kalta and Reda Shaker, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mena Faheem, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER 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 364 on the Plan of Miro Meadows, Second Addition of record in Plat Book 1424, Page 112, 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 Youssef Kalta and Reda Shaker by Deed recorded 02/05/2019 at Instrument No. 20190250-0011199 in the Register's Office of Davidson County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book 1424, Page 112, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved unimproved x property, known as 918 Connelly Dr. Nashville, TN 37217
(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 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 my hand this 31 day of August, 2020.

Youssef Kalta

Youssef Kalta

Reda Shaker

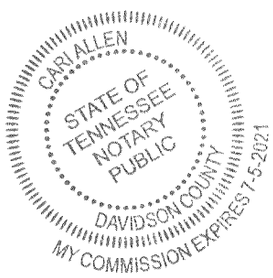
Reda Shaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Youssef Kalta and Reda Shaker**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31 day of August, 2020.

Notary Public
My Commission Expires: 7-5-21



True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM