This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 468404 DEEDWARR
09/02/2020 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20200902-0099779

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $190,000.00

Affiant Signature

Subscribed and sworn to before me on this the 31ST day of August, 2020.

Notary Public

My Commission expires 9 / 16 / 23

ANAMARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Amera Abdelmalak
1108 Ransom Way
Nashville, TN 37217
SEND TAX BILLS TO:
Amera Abdelmalak
1108 Ransom Way
Nashville, TN 37217

MAP AND PARCEL NUMBER: Tax ID #: 164P C 042 00

WARRANTY DEED

20NT02179

Effective the 31ST day of August, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Paresh Patel

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Amera Abdelmalak and Nadi Hanna, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 53, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument 20130711-0072001 and amended in Instrument 20130719-0074970, and further amended in Instrument 20140703-0058673, and further amended in Instrument 20150619-0058800, of record in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive binding description.

Being the same property conveyed to Paresh Patel, by Warranty Deed from R.J. York Homes, LLC, dated 04/05/2016 and recorded 04/19/2016 as document no. 20160419-0037829, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1108 Ransom Way, Nashville, TN 37217.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 31ST day of August, 2020.

Paresh Patel

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Paresh Patel,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31ST day of August, 2020.

Notary Public

My commission expires: 9/16/23

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE My Comm Exp. 09/16/23 COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

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

Christy Michelle Jones

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024