Karen Johnson Davidson County
Batch# 469117 DEEDWARR
09/03/2020 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20200903-0100357

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0632

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August, 2020

Notary Public

Commission Expires: 11-27-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mohab Khamis, Shahhat Marzouk, and Maheer Fares 5435 Piseno Street Mount Juliet, TN 37122	NEW OWNER	050-13-0-029.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Daniel Sneed and Clarence L. Sneed, heirs at law of William Sneed

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mohab Khamis, married with 50% undivided interest and Shahhat Marzouk, married with 25% undivided interest and Maheer Fares, married with 25% undivided interest

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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Golden Valley Estates, Section One of record in Book 4175, Page 142, 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 William Sneed, a single person, by Special Warranty Deed from The Secretary of Veterans Affairs, of record in Book 8000, Page 203, Register's Office for Davidson County, Tennessee, dated December 4, 1989 and recorded on December 6, 1989. (Value or consideration shown in aforementioned deed $99,200.00.)

William Sneed died on March 06, 2019, his Estate entered in the Seventh Circuit Court for Davidson County, Tennessee Probate Division as Docket No. 19P1296. Daniel Sneed and Clarence L. Sneed are the heirs at law of William Sneed, see Affidavit of Heirship of record in Instrument No. 202009030100356 , Register's Office for Davidson County, Tennessee.

Order Approving Contract for Sale entered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, dated August 21, 2020, Docket No. 19P1296,

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2113 West Richmond Hill Drive, Nashville, TN 37207

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

Dated this the 28th day of August, 2020.

The Estate of William Sneed

By: Danny E Sneed
Daniel Sneed

By: Clarence L. Sneed
Clarence L. Sneed

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel Sneed and Clarence L. Sneed** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of August, 2020.

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
SUMNER COUNTY

Kayla R Johnson
Notary Public
My Commission Expires: 11-21-22

True Copy Certification

I, Jennifer Pennell, 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.

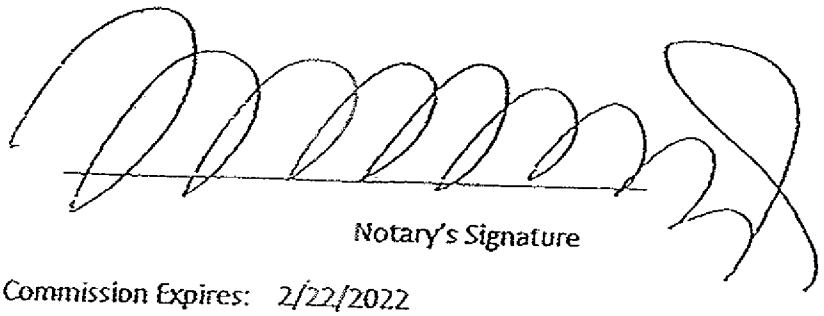


Signature

State of Tennessee

County of Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell 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: 2/22/2022

