THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 471705 DEEDWARR
09/08/2020 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,185.48
20200908-0102040

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Ary Kareem 3505 Cobble Street Nashville, TN 37211	new owners at property	172-15-0A-034.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Samy K. Kiroloss and Suad R. Bedrous, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Ary Kareem**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Holt Woods, Section Three, as of record in Book 7900, Page 977, Register's Office for said County, to Which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chad R. Christian and Rachel K. Christian, husband and wife, by Warranty Deed from Christopher J. Dandrea and wife, Rebecca Dandrea, of record on June 18, 2015, at Instrument No. 20150618-0058334, Davidson County Register of Deeds. Further being the same property conveyed to Samy K. Kiroloss and Suad R. Bedrous, husband and wife, by Warranty Deed from Chad R. Christian and Rachel K. Christian, husband and wife, of record on May 2, 2019, at Instrument No. 20190502-0040888, Davidson County Register of Deeds.

This is property commonly known as 3505 Cobble Street Nashville, TN 37211.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 4TH **day of September, 2020:**

Samy K Kiroloss
Samy Kiroloss

Suad Bedrous
Suad Bedrous

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samy Kiroloss and Suad Bedrous,** the bargainors, 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, this 4th day of September, 2020:

Notary Public

My Commission Expires: 6-13-22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$320,400.00**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 4 DAY OF September, 2020.

Notary Public

My Commission Expires: 7-5-21

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

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