WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Michael L. Jarvis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mina Naguib Mansour Morgan	OWNER	150-00-0-182.00
(NAME)	(NAME)	
3621 Butler Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 472930 **DEEDWARR**
09/10/2020 09:47:33 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20200910-0103063

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Harold Lewis Johnson and Elizabeth Elaine Johnson, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mina Naguib and Mansour Morgan, wife and husband,** 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 described according to a Survey by Thomas S. Williams dated November 23, 1968 as follows:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF BUTLER ROAD, SAID POINT BEING IN THE EASTERLY LINE OF A 20.64 ACRE TRACT OF LAND OWNED BY THELMA BUTLER; THENCE LEAVING SAID EASTERLY MARGIN WITH SAID BUTLER 20.64 ACRE TRACT
SOUTH 82 DEGREES 15 MINUTES EAST 132 FEET TO A POINT; THENCE
SOUTH 05 DEGREES 24 MINUTES WEST 45.5 FEET TO A POINT; THENCE
SOUTH 78 DEGREES 33 MINUTES EAST 151 FEET TO A POINT; THENCE
SOUTH 36 DEGREES 20 MINUTES WEST 232 FEET TO A POINT IN THE MARGIN OF SAID BUTLER ROAD; THENCE WITH THE MARGIN OF SAID BUTLER ROAD
NORTH 56 DEGREES 49 MINUTES WEST 30 FEET TO A POINT; THENCE
NORTH 49 DEGREES 03 MINUTES WEST 50 FEET TO A POINT; THENCE
NORTH 40 DEGREES 50 MINUTES WEST 50 FEET TO A POINT; THENCE
NORTH 25 DEGREES 06 MINUTES WEST 50 FEET TO A POINT; THENCE
NORTH 12 DEGREES 37 MINUTES WEST 100 FEET TO A POINT; THENCE
NORTH 01 DEGREES 30 MINUTES EAST 50 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 0.96 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED NOVEMBER 23RD, 1968 MADE BY THOMAS S. WILLIAMS

Being part of the same property conveyed to Harold Lewis Johnson and Elizabeth Elaine Johnson, husband and wife by deed of record in Book 11191, Page 365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 3621 Butler Road, 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/our hands this 4th day of September, 2020.

Harold Lewis Johnson

Elizabeth Elaine Johnson

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Harold Lewis Johnson and Elizabeth Elaine Johnson the bargainor(s), 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 seal this 4th day of September, 2020.

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

File No.: 22124