Karen Johnson Davidson County
Batch# 473485 DEEDWARR
09/10/2020 01:21:30 PM 5 pgs
Fees: $28.00 Taxes: $1,061.90
20200910-0103291

This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PO BOX 4090
Scottsdale, AZ 85261

Name and address of new owner:
PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PO BOX 4090
Scottsdale, AZ 85261

Map parcel number: 150-12-0C-034.00-CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Magdi Hanna, joined by his spouse Mary Hohareb,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand this 4 day of September, 20 20, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Magdi Hanna

Mary Mohareb

STATE OF TENNESSEE

COUNTY OF Williamson

On this 4 day of September, 20 20, before me personally appeared Magdi Hanna & Mary Mohareb, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Anthony Flowers

Commission Expires:

May 17, 2023

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 604 Homey Court, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 150-12-0C-034.00-CO

Land in Davidson County, Tennessee, being all of Lot No. 34, Final Plat, Mt. View Subdivision, Section One, as the same appears on survey and plat of record in Book 11700, page 36; as amended in Instrument No. 20010207-0012283, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to Magdi Hanna, a married man by Warranty deed from Saul Good, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180924-0094221 Register's Office for Davidson County, Tennessee, dated September 19, 2018 and recorded on September 24, 2018.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $287,000.00.

AFFIANT

Subscribed and sworn to before me, this 9th day of Sept., 2020.

NOTARY PUBLIC

My Commission Expires:

KRISTA MURPHY
Gwinnett County
My Commission Expires
June 25, 2021

Property address: 604 Homey Court, Antioch, TN 37013

Certificate of Authenticity

I, Cora Casper, do hereby make oath that I am a licensed 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.

Signature Cora Casper

State of Georgia

County of Gwinnett

Personally appeared before me, Cora Casper, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22

Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022