THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35610-07-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me this 1st day of September, 2020. Notary Public My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Karen Johnson Davidson County
Batch# 473574 DEEDWARR
09/10/2020 02:53:58 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20200910-0103422

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mohammed Asim, Kauser Ras 1732 Haleys Hope Court Nashville, TN 37209	New Owner	Map and Parcel No.: 114070B18900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Youssef Zaky, unmarried as to 70% ownership and Marina Zaky, unmarried as to 30% ownership, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mohammed Asim and Kauser Ras, husband and wife as joint tenants** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1732 Haleys Hope Court, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees their heirs and assigns, forever.

And Grantors covenant that they 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 as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SB-BR-20-1732

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of September, 2020.

Youssef Zaky

Marina Zaky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Youssef Zaky and Marina Zaky, 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, at office, this 1st day of September, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Section Seven Addition to Westchase, as of record in Instrument No. 20051202-0144886, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20070627-0076862, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Youssef Zaky, unmarried as to 70% ownership and Marina Zaky, unmarried as to 30% ownership, as joint tenants with right of survivorship, by deed dated July 29, 2014 from Thomas Camacho and Elnora R. Camacho, husband and wife, of record in Instrument No. 20140806-0070779, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 114070B18900CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for The Addition At Westchase Property Owners Association, Inc., of record in Instrument No. 20050602-0062617, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Addition at Westchase Property Owners Association, Inc. of record in Instrument No. 20071109-0132493, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20051202-0144886, as corrected in Instrument No. 20070627-0076862, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Plat Book 9700, page 521, and Instrument No. 20040927-0116001, Register's Office for Davidson County, Tennessee.
6. Easement for transmission lines of record in Book 787, pages 13 and 14, and in Book 751, page 374, Register's Office for Davidson County, Tennessee.
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 5222, page 720, Book 5222, page 723, Book 5258, page 261, Book 8626, pages 852 and 868, Instrument No. 20020411-0045301, Instrument No. 20050509-0052105, Instrument No. 20050509-0052106, Instrument No. 20021028-0131574, and in Instrument No. 20021104-0134795, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20041020-0126238, Register's Office for Davidson County, Tennessee.
9. Any family burial grounds, cemeteries or other places of interment located on subject property, of record in Book 2484, page 315, Register's Office for Davidson County, Tennessee.
10. Subject to rights of others in and to the common areas and/or elements.