WARRANTY DEED

Karen Johnson Davidson County
Batch# 480978 DEEDWARR
09/22/2020 12:51:15 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50

20200922-0108627

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-9-2024

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shady Eladawy	new owner	081072C00100CO
(NAME)	(NAME)	
1921 A 16th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Drew Millum and Deborah Millum, married woman as tenants in common,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Shady Eladawy, unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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 Unit No. A on the Plan of Homes at 1921 16th Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170824-0087122 and amended in Instrument No. 20181127-0115666, 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 Drew Millum, unmarried man and Deborah Millum, married woman, as tenants in common by Warranty Deed from Deep River Development, LLC, dated 01/11/2019 and recorded 01/14/2019, of record in Instrument 201901140003513, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1921 A 16th Ave N, Nashville, TN 37208
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it

Return to:
Stewart Title and Escrow, LLC
[illegible] 21st Avenue South
Nashville, TN 37212
[illegible] 1d-BB-AAP-20192

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 GRANTEE(S), his/her/their 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.

Effective the 16 day of Sept 2020.

Drew Millum

State of MASS
County of Plymouth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Drew Millum the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16 day of Sept 2020.

Notary Public:
My Commission Expires:

DONNA M. DROGO-RICHARDI
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 28, 2023

Deborah Millum

State of Georgia
County of Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Millum, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of September 2020.

Notary Public:
My Commission Expires: 11-15-2020

RETURN TO:
Stewart Title Company Tennessee Division
[illegible] Maryland Way
Brentwood, TN 37027

TRACY [illegible] NOTARY PUBLIC COBB COUNTY GA