WARRANTY DEED

Karen Johnson Davidson County
Batch# 489708 DEEDWARR
10/06/2020 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20201006-0115299

J-SB-VRES-20-2900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-18-2024

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Botros Gamal Aiyad	SimmonsBank	
(NAME)	(NAME)	**119-10-0-229.00**
2900 Tuggle Ave	501 Main St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Pine Bluff AR 71601	
(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 consideration, the receipt of which is hereby acknowledged, **KOURTNEY ARTHUR ZAHN AND FAITH ZAHN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BOTROS GAMAL AIYAD, a married man,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Tuggle Heights of record in Plat Book 1130, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Easterly margin of Tuggle Avenue at the corner of Lots Nos. 2 and 4; thence along said Avenue, Northwardly 54.44 feet to the beginning of a curve; thence around said curve in a Northeasterly direction 32 feet to the Southerly margin of Thompson Lane; thence along said Lane, Eastwardly 136.7 feet; thence Southwardly 73.6 feet to the corner of Lots Nos. 2 and 4; thence with the line between said lots, Westwardly 157.2 feet to the beginning.

Being the same property conveyed to Kourtney Arthur Zahn and Faith Zahn, husband and wife by Warranty deed from Barbara Dowden Biggs, unmarried woman of record in Instrument No. 20180730-0074233 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 30, 2018.

This conveyance is subject to:
- Davidson County Taxes for the year 2020, and any subsequent year, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 1130, Page 90, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2900 Tuggle Ave, Nashville, Tennessee 37211**.

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), their heirs and 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 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), 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.

KOURTNEY ZAHN, executes this instrument on behalf of FAITH ZAHN, pursuant to a Specific Power of Attorney, dated October 1, 2020 and of record in Instrument No. 202010060115298, in the Register's Office of Davidson County, Tennessee.

Witness our hand(s) this the 2nd DAY OF OCTOBER, 2020.

Kourtney Arthur Zahn

Faith Zahn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KOURTNEY ARTHUR ZAHN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KOURTNEY ZAHN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FAITH ZAHN, and who acknowledged he executed the same as the free act and deed of the said FAITH ZAHN.

Witness my hand and official seal, this the 2nd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B. Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)