This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $312,500.00.

Affiant

MELQUISEDEC ASCENCIO AYALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

Subscribed and sworn to before me, this 23RD day of October, 2020.

Notary Public
My commission expires: March 7, 2023

Karen Johnson Davidson County
Batch# 501516 DEEDWARR
10/26/2020 11:12:10 AM 2 pgs
Fees: $13.00 Taxes: $1,156.25

20201026-0123730

Address of New Owner:	Send Tax Bills to:	Tax Information
KIROLLOS MASOOD 4745 CRYSTAL BROOK DRIVE ANTIOCH, TN 37013	NEW OWNER	162160D06300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD K. MALLORY, UNMARRIED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **KIROLLOS MASOOD, UNMARRIED,** hereinafter called the Grantee, his successors 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, BEING LOT NO. 17, ON THE PLAN OF SECTION THREE HONEY BROOK SUBDIVISION, AS OF RECORD IN PLAT BOOK 7900, PAGES 379 AND 380, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EDWARD K. MALLORY, UNMARRIED, FROM MONICA KEMP MALLORY FELCH, BY QUITCLAIM DEED DATED AUGUST 20, 2020 OF RECORD IN INSTRUMENT NO. 20200901-0099339, DAVIDSON COUNTY REGISTER OF DEEDS.

FURTHER, BEING THE SAME PROPERTY CONVEYED TO MONICA KEMP MALLORY FELCH, BY QUITCLAIM DEED FROM EDWARD K. MALLORY, UNMARRIED, DATED AUGUST 21, 2018, OF RECORD IN INSTRUMENT NO. 20180830-0085969 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER, BEING THE SAME PROPERTY CONVEYED TO EDWARD K. MALLORY, UNMARRIED, BY WARRANTY DEED DATED JANUARY 15, 1998, FROM JAMES E. MALLORY AND WIFE, MARION K. MALLORY. OF RECORD IN BOOK 10763, PAGE 924, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 4745 CRYSTAL BROOK DRIVE, ANTIOCH, TN 37013

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.

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 23RD day of OCTOBER, 2020.

Edward K. Mallory

EDWARD K. MALLORY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, EDWARD K. MALLORY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 23RD day of OCTOBER, 2020

Notary Public

My Commission expires: 11/08/22

BRIAN PAYNE (SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON