Karen Johnson Davidson County
Batch# 503048 DEEDWARR
10/29/2020 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20201029-0125639

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF OCTOBER 2020.

Notary Public

MY COMMISSION EXPIRES: 5/17/21

(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH20-00462

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lutfallah Alulufi and Shaker Ali Hukais 5515 Country Drive, Unit #27 Nashville, TN 37211	Same As Owner	162-05-0-C-027.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shelby Jean Moore, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lutfallah Alulufi and Shaker Ali Hukais**, hereinafter called the Grantees, their 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 Townhouse No. 27, on the plan of Hickory Valley Condominiums, as established by the Master Deed of record in Book 4521, Page 574; Book 5001, Page 394; Book 8466, Page 263; and Book 10597, Page 675; re-recorded in Book 10645, Page 743, and as shown by plat of record in Book 4460, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Shelby Jean Moore by deed from Judith S. Ayers, unmarried, dated January 17, 1985, recorded January 24, 1985, of record in Book 6480, Page 377, as corrected by Deed of Correction of record in Book 8453, Page 830, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5515 Country Drive, Unit #27, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 26 day of October 2020

Shelby Jean Moore

Shelby Jean Moore

STATE OF TENNESSEE

COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 26 day of October 2020.

Jason C Nguyen

Notary Public
State of Tennessee at Large

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 5/7/21

True Copy Certification

I, Megan Kriner, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/17/21

{Notary' Seal}

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY