THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 519348 DEEDWARR
11/20/2020 09:10:26 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20201120-0136615

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Mina Naguib 392 Brewer Drive Nashville, TN 37211	NEW OWNER	161-08-0-041

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Amanda Spence and husband, David A. Spence,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Mina Naguib, unmarried man,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20, as shown on the map entitled Southwood, of record in Plat Book 2663, Page 125 and 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda Bartlett, a 50% interest and David A. Spence, a 50% interest, by Quitclaim Deed from David A. Spence, of record on December 2, 2009, at Instrument No. 20091202-0110120, Davidson County Register of Deeds. Amanda Bartlett now known as Amanda Spence

This is property commonly known as 392 Brewer Drive Nashville, TN 37211.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 19th **day of November, 2020:**

Amanda Spence
Amanda Spence

David Spence
David Spence

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Spence and David Spence,** the bargainors, 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 and official seal, this 19 day of November, 2020.

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$230,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 19th DAY OF November, 2020.

Notary Public

My Commission Expires: 9.20.2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY