WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/22

(AFFIX SEAL)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Y-SB-BMR-20-7344

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)
Amany Lewis Abdelshahid	SWBC Mtg	
(NAME)	(NAME)	**181-01-0B-161.00-CO**
7344 Sugarloaf Dr	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio TX 78216	
(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, **SAFAR BRIFKANY AND WIFE, AVEEN BRIFKANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANY LEWIS ABDELSHAHID, A MARRIED WOMAN,** 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. 54 on the Plan of Section Three, addition to Sugar Valley, A Planned Unit Develpoment of record in Instrument No. 20050629-0074915, 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 Safar Brifkany and wife, Aveen Brifkany by Warranty deed from Richard I. Galindo, unmarried, by and through my lawful attorney-in-fact, Linda Martinez of record in Instrument No. 20080314-0026004 Register's Office for Davidson County, Tennessee, dated March 12, 2008 and recorded on March 14, 2008.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Instrument 20050629-0074915, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plan of record in Book 9700, Page 374, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11069, Page 14, made applicable to Section Three in Instrument 20050629-0074848, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11069, Page 24, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 11069, Page 6, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to HOA of record in Instrument No. 20130523-0052430, in the Register's Office for Davidson County, Tennessee.
- Agreement for Easement for Sanitary Sewers and/or Storm Drainage in Instrument 20010918-0100850 and Instrument 20040426-0046856, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument 20020722-0087469, Register's Office for Davidson County, Tennessee.
- All matters shown on the plan of record in Book 421, Page 146, Register's Office for Davidson County, Tennessee.
- Agreement by and between Columbia Gulf Transmission Co. and Yadzian Construction in Instrument 20070725-0088276, 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: **7344 Sugarloaf Dr, Nashville, Tennessee 37211**.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9502-MC

Karen Johnson Davidson County
Batch# 520528 DEEDWARR
11/23/2020 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,483.70
20201123-0137534

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.

Witness my/our hand(s) this the 16th DAY OF NOVEMBER, 2020.

Safar Brifkany

Aveen Brifkany

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAFAR BRIFKANY, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2020.

Notary Public
My Commission Expires:
(SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AVEEN BRIFKANY, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2020.

Notary Public
My Commission Expires:
(SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM