# WARRANTY DEED

Karen Johnson Davidson County
Batch# 523059 **DEEDWARR**
12/01/2020 01:45:01 PM 3 pgs
Fees: $18.00 Taxes: $1,198.80

20201201-0139526

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214, Nashville, TN 37211
615-372-0280

File No.: 2020100274

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Recovery on Wildview, LLC | Recovery on Wildview, LLC | |
| (NAME) | (NAME) | |
| 3823 Sam Boney Dr | 1010 MORGANS LANDING CT | 133-11-0-029.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | BRENTWOOD, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FOUR THOUSAND AND NO/100 Dollars ($324,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TAMER ABOUSALEEB, A MARRIED MAN AND SAMEH ABOUSALEEB, A MARRIED MAN**, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RECOVERY ON WILDVIEW, LLC**, a Tennessee limited liability company HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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(s) 12, as shown on the map entitled the Plan of Paragon Hills, of record in Plat Book 3300, page 100, 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 TAMER ABOUSALEEB, A MARRIED MAN and SAMEH ABOUSALEEB, A MARRIED MAN, by deed from MARY M. DUFF N/K/A MARY M. GOLDEN, UNMARRIED, of record in Instrument No. 20200519-0051934, dated May 8, 2020, said Register's Office.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-SB-BMR-205828

unimproved ☐
This is improved ☒ property, known as 3823 Sam Boney Dr, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Executed by our hands this 24Th day of November 2020.

Tamer Abousaleeb

Sameh Abousaleeb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public for the above State and County, personally appeared TAMER ABOUSALEEB and SAMEH ABOUSALEEB, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 24Th day November 2020

Notary Public

SHAHERA KHALIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMEH ABOUSALEEB, 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 24th of November, 2020.

Shahera Khalil

Notary Public
My Commission Expires: _____
(SEAL)

