THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201030800** Karen Johnson Davidson County Batch# 525394 **DEEDWARR** 12/07/2020 11:44:26 AM 2 pgs Fees: $13.00 Taxes: $1,073.00 20201207-0141681	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me, this 19th day of November, 2020. Notary Public My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mahmoud Yousef 5116 Village Way Nashville TN 37211	New Owner	Tax Parcel ID No. 161 10 0A 199.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Parker M. Myers and Emily C. Myers, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mahmoud Yousef, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 304 on the Plan of Phase Three, Villages of Brentwood, of record in Plat Book 6250, Page 918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Parker M. Myers and Emily C. Myers, husband and wife, by Warranty Deed from Florin Ciortan, a married man and wife, Elena Ciortan, of record in Instrument No. 20180815-0080727, in the Register's Office of Davidson County, Tennessee, dated August 14, 2018, and recorded on August 15, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Three, Villages of Brentwood, as recorded in Plat Book 6250, Page(s) 918.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11, as being amended in Book 6398, Page 495 and Book 6852, Page 497.

Easement for Piedmont Natural Gas Company, recorded in Instrument No. 20130419-0039360 and Instrument No. 20160923-0100757.

This is improved property located at 5116 Village Way Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of November, 2020.

Parker M. Myers

Emily C. Myers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Parker M. Myers and Emily C. Myers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2020.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023