Karen Johnson Davidson County
Batch# 528164 DEEDWARR
12/09/2020 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20201209-0143711

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Jeff Bullock and Richard Ribeiro 2933 Sharon Hill Circle Nashville, TN 37215	Jeff Bullock and Richard Ribeiro 2933 Sharon Hill Circle Nashville, TN 37215	091-12-0-259.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Adly Shahat and Monira Nosir**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeff Bullock and Richard Ribeiro,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being further described as follows:

Being a portion of Lot #8, on the Plan of Clifton, as of record in Book 21, Page 35, Register's Office for Davidson County, described as follows: BEGINNING on the easterly margin of 40th Avenue North, formerly Clifton Avenue, at a point 113 feet north of the northerly margin of Delaware Avenue, formerly Correy Street, being the northwest corner of the property conveyed to Karen Marie West, by deed from Richard S. West, Trustee, of record in Book 548, Page 103, said Register's Office; thence with the West's northerly line, eastwardly 185 feet to the westerly margin of an alley; thence with said alley northwardly 50.5 feet to the southerly line of the property conveyed to Daisy Hunter by deed from Louella Hamilton, of record in Book 1006, Page 127, said Register' s Office; thence with Hunter's southerly line, westwardly 185 feet to the easterly margin of 40th Avenue, North; thence with the easterly margin of 40th Avenue North southwardly 53 feet to the beginning.

Being the same property conveyed to Adly Shahat and Monira Nasir by Quitclaim deed from The Metropolitan Government of Nashville And Davidson County, Tennessee of record in Instrument No. 20100929-0077462 Register's Office for Davidson County, Tennessee, dated September 23, 2010 and recorded on September 29, 2010. (Value of consideration shown in aforementioned deed $21,075.00.)

Monira Nasir and Monira Nosir are one and the same person.

Being also known as 606 40th Avenue North Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of December, 2020.

_____(SEAL)
Adly Shahat

_____(SEAL)
Monira Nosir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2020, before me personally appeared Adly Shahat and Monira Nosir, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2020.

Notary Signature
My commission expires: 9/2/24

CRYSTAL M. HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of December, 2020.

Notary Public
My commission expires: 07-03-2023
File No. 2020-333

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

