Karen Johnson Davidson County
Batch# 538729 DEEDWARR
12/21/2020 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20201221-0150931

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2020.

Notary Public

My commission expires:

(Notary Stamp)

LAURIE D. ATKINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 03-10-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mohssin Mosad	US Bank.	150-07-0-466.00
3239 Anderson Road	4801 Frederica St	
Antioch, TN 37013	Owensboro KY 42301	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Nicole D. Walker-McKamey, a married woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mohssin Mosad and Nagat Endrous, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7-B on the Plan of the Zone Lot Division, Lots 6 and 7 on the Plan of Lake Shore Woods, Section I, of record in Plat Book 6250, page 482, Register's Office for said County.

Said Lot No. 7-B fronts 34.88 feet on the Easterly margin of Anderson Road, and extends back between parallel lines 170.50 feet on the Northerly line, and 164.29 feet on the Southerly line, to a line in the rear, measuring 35.85 feet thereon.

Being the same property conveyed to Nicole D. Walker, unmarried by Warranty deed from Jene-Marie Evans and Clara Marie Harper Jessup of record in Book 10073, page 915, Register's Office for Davidson County, Tennessee, dated May 31, 1996 and recorded on June 04, 1996.

Nicole D. Walker is now known as Nicole D. Walker-McKamey.

Julius McKamey, spouse of Nicole D. Walker-McKamey, here by joins in the execution of this deed to convey any and all marital interest he may have in said property.

Being also known as 3239 Anderson Rd Antioch, Tennessee 37013.

This is improved property known as **3239 Anderson Road, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. OR Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of December, 2020.

Nicole D. Walker- McKamey

Julius McKamey

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nicole D. McKamey and Julius McKamey, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of December, 2020.

Notary Public
My Commission Expires: Sept 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 20-000507-529

SP 11/2015

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY