RECORDED RETURN TO
Midtown Title, LLC
704 Charlotte Avenue, #105
Nashville, TN. 37203
1-9682-MC

Karen Johnson Davidson County
Batch# 541232 DEEDWARR
12/23/2020 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20201223-0152751

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2020.

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G20-11077

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Youssef Tosa (NAME)	SWBC Mtg (NAME)	135-10-0C-100.00-C
816 Evergreen Ridge Point (STREET ADDRESS)	9311 San Pedro #100 (STREET ADDRESS)	
Nashville TN 37217 (CITY) (STATE) (ZIP)	San Antonio TX 78216 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Eleuterio Mateos and Gabriela Gomez de Mateos, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Youssef Tosa, a married man**, 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 No. 157 on the Plan of Ransom Park, Section Four of record in Instrument 20040323-0032419, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Eleuterio Mateos and Gabriela Gomez de Mateos by Deed dated November 30, 2017 from Adel Girgis and Iman Girgis, Husband and Wife, recorded December 12, 2017, in Instrument Number 20171212-0126423, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Instrument No. 20000725-0073496 and Instrument No. 20011010-0110579, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20040323-0032419, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Instrument No.20081210-0119250, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewers/storm drainage in Instrument No. 20030221-0023335, Register's Office for Davidson County, Tennessee.
5. Easement to AT&T in Book 1237, Page 111, Register's Office for Davidson County, Tennessee.
6. Easement to City of Nashville in Book 2649, Page 593, Register's Office for Davidson County, Tennessee.

7. Easement to State of Tennessee in Book 2905, Page 509, Register's Office for Davidson County, Tennessee.
8. Storm water Detention Agreement in Instrument No. 20010206-00111474, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2816 Evergreen Ridge Point, Nashville, TN 37217.

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. Whenever 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 22nd day of December, 2020.

Eleuterio Mateos

Gabriela Gomez de Mateos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 2020, before me personally appeared Eleuterio Mateos and Gabriela Gomez de Mateos, 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 22nd day of December, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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.

C. M. C.

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.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM